



2025 – 2029 Consolidated Plan

City of Pompano Beach

Office of Housing and Urban Improvement

100 W. Atlantic Blvd, Suite 220

Pompano Beach, FL 33060

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Executive Summary

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

1. Introduction

The City of Pompano Beach is an entitlement city, as designated by the U.S. Department of Housing and Urban Development (HUD) and receives the following Federal formula grants Community Development Block Grant (CDBG), and the HOME Investment Partnerships (HOME) program, annually to address the housing and community development needs for its residents. The City's Office of Housing and Urban Improvement (OHUI) is the lead department responsible for administering the grant programs and annual grant funds. The City strives to provide safe, decent, and affordable housing; a suitable living environment; and economic opportunities, especially for low- to moderate-income households and special needs communities. In order to receive these funds, the City's OHUI is submitting its 2025-2029 Consolidated Plan and first-year PY 2025 Annual Action Plan (AAP) as required by HUD from all Participating Jurisdictions receiving annual entitlements of formula grants.

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

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

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

The City of Pompano Beach has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the OHUI has identified four (4) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Affordable Housing

1A Housing Rehabilitation

Support the preservation and improvement of existing housing stock by providing financial assistance for necessary repairs and renovations, ensuring safe and sustainable living conditions for low- to moderate-income homeowners in the City.

1B Affordable Housing Opportunity

Promote the creation of new affordable housing opportunities by supporting construction projects that provide safe and affordable homes for low- to moderate-income families in the City.

1C CHDO Housing Development

Support Community Housing Development Organizations (CHDOs) in their efforts to develop and manage affordable housing projects that address the needs of underserved populations, leveraging local partnerships and HUD funding.

1D Tenant Based Rental Assistance

Expand housing stability for low-income households by offering rental subsidies that help individuals and families afford safe and decent housing, while also providing support services to promote long-term housing security.

Priority Need: Public Services

2A Public Services for LMI & Special Need

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

Priority Need: Economic Development

3A Small Business & Façade Improvements

Enhance economic vitality by supporting small businesses with financial assistance for property improvements, including façade renovations and infrastructure upgrades, to create attractive, thriving commercial areas that benefit the local community.

3B Section 108 Loan Repayment

Utilize the Section 108 loan as a resource to improve public facilities and infrastructure in low/mod areas of the City.

Priority Need: Effective Program Management

4A Effective Program Management

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

3. Evaluation of past performance

The City of Pompano Beach continues to build upon its past success in utilizing HUD funding for housing rehabilitation, public services, and economic development initiatives. As part of compliance with HUD regulations, the City develops an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress toward the strategic goals outlined in its Five-Year Consolidated Plan.

In the first four years of the 2020-2024 Consolidated Plan, Pompano Beach has made notable progress in addressing key community development priorities. The City has made significant investments in affordable housing initiatives and homelessness services. While challenges remain in some areas, Pompano Beach has successfully expanded housing rehabilitation efforts and provided financial assistance to homebuyers to help residents maintain stable housing for low- and moderate-income households.

Pompano Beach has also prioritized the enhancement of public services, including programs benefiting seniors, individuals experiencing homelessness, and job training initiatives aimed at low-income residents. Investments in direct financial assistance to homebuyers, overnight shelters, and homeowner housing rehabilitation projects have played a key role in addressing housing instability and improving community resilience. These efforts reflect the City's commitment to fostering an inclusive and sustainable community.

Looking ahead, Pompano Beach will continue to collaborate with public, private, and nonprofit partners to expand access to affordable housing, strengthen economic development, and improve public services. While substantial progress has been made, challenges remain in expanding rental housing opportunities, supporting economic growth, and identifying new infrastructure investment opportunities in low- and moderate-income neighborhoods. These priorities will guide planning efforts in the final year of the Consolidated Plan, as detailed in the PY 2023 CAPER. The following is a summary of accomplishments by priority:

Housing: Pompano Beach continued its efforts to improve housing conditions for low- and moderate-income households, with a strong focus on housing rehabilitation and homebuyer assistance. The City completed the rehabilitation of 8 homeowner housing units, achieving 133.33% of the program-year goal. Additionally, 6 households received direct financial assistance for home purchases, reaching 85.71% of

the strategic goal. Pompano Beach is making steady progress toward its five-year affordable housing goals by continuing to enhance housing opportunities for residents.

Public Services: The City remained committed to expanding public services that support low- and moderate-income individuals, including senior services, job training programs, and homelessness outreach. Public service activities benefited 1,638 individuals, achieving 163.80% of the program-year goal. Public service activities aimed at homelessness prevention benefited 5,976 individuals, surpassing the five-year goal at 119.52%. The City also provided emergency shelter assistance to 752 individuals and facilitated homeless outreach and housing services. Pompano Beach has met or exceeded their five-year goals demonstrating strong progress in addressing community needs.

Economic Development: Pompano Beach continues to invest in economic development initiatives aimed at supporting local businesses and creating job opportunities for low- and moderate-income residents. The City provided financial assistance to 16 businesses, exceeding the five-year goal by 160%. While the City did not meet its goal for public facility or infrastructure activities benefiting low- and moderate-income individuals, it remains committed to identifying new opportunities for economic growth and infrastructure investment. By fostering business development and expanding workforce opportunities, Pompano Beach is strengthening its local economy and supporting long-term sustainability.

The City of Pompano Beach remains dedicated to achieving its five-year housing and community development goals. By leveraging partnerships, optimizing resources, and prioritizing community resilience, the City continues to support its most vulnerable populations and advance sustainable development.

4. Summary of citizen participation process and consultation process

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

PUBLIC COMMENT PERIOD: A 30-day public comment period was held from **May 12, 2025 to June 11, 2025** to give the public an opportunity to review and make comments on the draft Consolidated Plan and first year 2025 AAP. Public comments were accepted by mail at 100 West Atlantic Blvd. Pompano Beach, FL 33060. The Office of Housing and Urban Improvement may be reached by telephone for oral comments by calling 954-786-4659 or email at OHUI@copbfl.com.

PUBLIC HEARING: The Office of Housing and Urban Improvement held a Public Hearing and board meeting on **June 5, 2025**. The agenda and instructions on how to access and how to participate in the hearing can be viewed at: <https://www.pompanobeachfl.gov/residents/housing-and-urban-improvement>.

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

PUBLIC MEETINGS: The City held a series of public meetings with citizens and community stakeholders to present background information on the grant programs, solicit feedback, give citizens an opportunity to take surveys, and provide answers to general questions about the program. Public meetings held were:

A community meeting held on Thursday, September 5, 2024 from 6:00pm to 7:00pm at the Emma Lou Olson Civic Center, 1801 NE 6th St, Pompano Beach, FL 33060. There were 2 members of the public present and one on the phone.

A stakeholder meeting held on Thursday, September 5, 2024 from 4:00pm to 6:00pm at the Emma Lou Olson Civic Center, 1801 NE 6th St, Pompano Beach, FL 33060. There were 7 attendees.

COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: <https://www.research.net/r/pompanobeach-community-ConPlan>

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

5. Summary of public comments

PUBLIC COMMENT PERIOD: No comments were received during the comment period.

PUBLIC HEARING: No comments were received during the public hearing. The Community Development Advisory Committee agreed with the funding recommendations provided by the City/Scoring Subcommittee.

PUBLIC MEETINGS:

Community Meeting held on Thursday, September 5, 2024: There were 2 members of the public present and one on the phone. The following comments were made:

- Need for affordable housing and workforce housing.
- Concerns of downtown development and sustainability of the impact.
- New housing development for those moving to the City.
- Spread funding to other/small organizations.
- Afterschool/youth programs
- Don't use funding for sidewalks.
- Support programs for elderly on fixed incomes.

Stakeholder Meeting held on Thursday, September 5, 2024: There were 7 attendees. The following comments were made:

- Allowable/Unallowable costs – need access to more information.
- Housing insecurity, people are moving out of the City. High need for rental assistance and affordable housing and cap on rent increases.
- Address food insecurity for seniors.
- Need more public transportation.
- Education needs and Importance of CDBG for supporting education efforts.
- Is there a way to see pre/post COVID increases in major data points and wondered why a 10 year time frame of data was shown.
- Homelessness is a major issue.
- Concern of development of luxury high rises -not affordable; increasing the divide.
- Domestic Violence concerns – high cost to move people into units; many barriers.

COMMUNITY & STAKEHOLDER SURVEYS: Responses to the community and stakeholder surveys identified affordable housing, homelessness services, and economic development (including job training and small business support) as top needs. Stakeholders emphasized the need for more housing stock, services for low-income and vulnerable populations, and increased community engagement. Community survey participants echoed concerns about the affordability and availability of housing, the importance of neighborhood infrastructure, and reported experiences or perceptions of housing discrimination, especially based on race, disability, and income.

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

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

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

7. Summary

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The City of Pompano Beach Office of Housing and Urban Improvement (OHUI) is the lead agency and is responsible for HUD entitlement grants which includes CDBG and HOME. OHUI is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

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

Consolidated Plan Public Contact Information

Office of Housing and Urban Improvement
100 W. Atlantic Blvd, Suite 220
Pompano Beach, FL 33060
Phone (954) 786-4659

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

1. Introduction

The City of Pompano Beach conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that were consulted and/or provided input in the development of the plan. The City conducted a stakeholder survey to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City. The following section highlights these relationships and the agencies and organizations consulted.

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

The City of Pompano Beach enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Pompano Beach maintains strong partnerships with housing providers through collaborative initiatives that expand affordable housing and address diverse community needs.

The City’s Office of Housing and Urban Improvement (OHUI) administers federal housing programs, including the Housing Rehabilitation Program and the First-Time Homebuyer Program, to assist low- and moderate-income households. These programs promote long-term stability for Pompano Beach’s most vulnerable residents. Additionally, Pompano Beach allocates Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to support nonprofit and service agencies assisting individuals experiencing homelessness, housing insecurity, and financial hardship.

Through Broward County’s Continuum of Care (CoC), Pompano Beach collaborates with mental health providers, shelters, service agencies, and regional organizations to provide coordinated homelessness assistance. The City’s Housing and Social Services program operates outreach and engagement initiatives that connect unhoused individuals to housing resources, behavioral health services, employment programs, and case management. Additionally, Pompano Beach supports transitional housing, emergency shelters, and eviction prevention programs to ensure residents have access to both immediate and long-term housing solutions.

Pompano Beach participates in the Homeless Management Information System (HMIS) as part of Broward County’s CoC, which tracks homelessness trends, measures service outcomes, and enhances coordination among providers. The City’s outreach teams, shelters, and service providers utilize HMIS to assess client needs, prevent duplication of services, and improve case management. HMIS data informs funding

decisions and strengthens Pompano Beach's ability to address homelessness with evidence-based strategies.

To bridge the digital divide, Pompano Beach partners with local organizations and technology firms to expand digital connectivity for low- and moderate-income households. The City has supported digital inclusion initiatives through public services funding, ensuring residents have access to affordable broadband and mobile services. Pompano Beach Public Libraries offer technology lending, digital literacy training, and online learning resources, supporting economic opportunities and educational advancement.

Pompano Beach works with local, regional, and federal agencies to strengthen emergency preparedness, hazard mitigation, and disaster response. The City collaborates with the Broward County Emergency Management Division and participates in the Broward County Multi-Jurisdictional Local Mitigation Strategy to assess risks and develop response strategies. Additionally, Pompano Beach partners with the Broward County Community Organizations Active in Disaster (COAD) to coordinate emergency relief efforts, streamline response operations, and enhance community resilience.

To address flood risks, Pompano Beach collaborates with the Broward County Environmental Protection and Growth Management Department and the South Florida Water Management District to implement mitigation projects, improve stormwater management, and protect neighborhoods. These efforts reduce flood damage, enhance infrastructure resilience, and ensure public safety.

Pompano Beach advances sustainability and climate resilience through partnerships with the Florida Department of Environmental Protection (FDEP) and the Broward County Environmental Protection and Growth Management Department. The City is committed to reducing emissions, improving air quality, and promoting sustainable infrastructure projects to ensure long-term environmental resilience and energy efficiency.

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 is an active partner in Broward County's Continuum of Care (CoC) and collaborates with regional efforts to address homelessness. While the City does not directly administer Emergency Solutions Grant (ESG) programs, it works closely with the CoC. Pompano Beach works in coordination with Broward County to support homelessness initiatives and ensure individuals experiencing homelessness have access to housing and supportive services. The CoC administers the HMIS and the Coordinated Entry System, which prioritizes individuals based on need. The City allocates CDBG and HOME funds to nonprofit organizations and service agencies that provide essential housing and supportive services for individuals and families experiencing homelessness.

Pompano Beach's Housing and Social Services program, facilitates outreach and navigation services for individuals experiencing homelessness. The City's efforts focus on connecting unhoused individuals with emergency shelters, behavioral health services, employment assistance, and long-term housing solutions.

Through partnerships with Broward County, local service providers, and nonprofit organizations, Pompano Beach expands access to bridge housing, transitional shelters, rapid rehousing, and eviction prevention programs for at-risk residents.

Pompano Beach actively participates in the HMIS through Broward County's CoC. This system allows service providers to track client needs, coordinate care, and evaluate program outcomes. The Continuum of Care administers a coordinated entry system to ensure individuals and families experiencing homelessness receive equitable access to housing and services based on vulnerability and need. This streamlined referral process connects individuals to permanent supportive housing, rapid rehousing, and transitional housing programs.

The City also collaborates with the CoC and community stakeholders to enhance regional efforts to reduce homelessness. Through targeted investments, data-driven strategies, and coordinated service delivery, Pompano Beach strengthens its role in addressing homelessness and housing instability while ensuring resources are effectively distributed within the City and throughout the broader regional homelessness response network.

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 (ESG/HMIS) 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Broward County Homeless Initiative Partnership
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - County Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via phone. During the consultation process many issues were discussed, however the most pressing issues included lack of affordable housing for homeless or individuals about to become homeless, lack of legal services for homeless/undocumented persons, and the need to improve program outreach/marketing. Based on this consultation OHUI will move forward with developing affordable housing rental units, specifically targeting extremely low income (0-30%) AMI individuals and families.
2	Agency/Group/Organization	Namaste A Grand Indian Art and Food Festival
	Agency/Group/Organization Type	Other: Festival and Cultural Activities

	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.
3	Agency/Group/Organization	Broward Partnership, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.
4	Agency/Group/Organization	Feeding South Florida
	Agency/Group/Organization Type	Other: Food Bank

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.
5	Agency/Group/Organization	Broward Education Foundation, Inc.
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.
6	Agency/Group/Organization	Boys & Girls Clubs of Broward County
	Agency/Group/Organization Type	Services – Children Services – Youth Other: Community Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.

7	Agency/Group/Organization	Second Chance Society, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.
8	Agency/Group/Organization	Learning for Success
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.
9	Agency/Group/Organization	Crockett Foundation
	Agency/Group/Organization Type	Services – Children Services – Education Other: Community Agency

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey and provided feedback by attending the stakeholder meeting.
10	Agency/Group/Organization	Firewall Centers
	Agency/Group/Organization Type	Services – Children Services – Education Other: Community Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.
11	Agency/Group/Organization	The Russell Life Skills and Reading Foundation, Inc. d/b/a Russell Education Foundation
	Agency/Group/Organization Type	Services – Children Services – Education Other: Community Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey.
12	Agency/Group/Organization	Light of the World Clinic Inc.
	Agency/Group/Organization Type	Services – Children Services - Elderly Persons Services - Persons with Disabilities Services - Victims of Domestic Violence Services – homeless Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was consulted via the online stakeholder survey and provided feedback by attending the stakeholder meeting.
13	Agency/Group/Organization	Dr. Stanley and Pearl Goodman Jewish Family Services, Inc.
	Agency/Group/Organization Type	Services – Children Services - Elderly Persons Services - Persons with Disabilities Services - Victims of Domestic Violence Services – homeless Other: Counseling
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	The City of Pompano Beach is committed to preventing and ending homelessness. The goals of the CoC align with the goals of the Strategic Plan.
Northwest CRA Plan	The City of Pompano Beach	The revised Northwest CRA plan reflects current priorities and market conditions for the target area. The Northwest CRA has been included as a target area in the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

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

In developing the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan (AAP), the City of Pompano Beach engaged multiple city departments, stakeholders, and regional partners to ensure a coordinated approach to addressing housing, homelessness, and community development needs. These consultations involved collaboration with the Office of Housing and Urban Improvement (OHUI), Housing Authority of Pompano Beach (HAPB), Broward County Continuum of Care (CoC), and various local nonprofit organizations to align strategies with the City's priorities.

The Office of Housing and Urban Improvement (OHUI) led efforts to gather input from local stakeholders, nonprofit organizations, and housing providers to shape strategies for utilizing CDBG and HOME funds. OHUI played a critical role in identifying affordable housing needs, administering the First-Time

Homebuyer Program, and implementing the Housing Rehabilitation Program to preserve and expand housing opportunities for low- and moderate-income residents.

The Housing Authority of Pompano Beach (HAPB) coordinated efforts to address public housing needs and expand the Housing Choice Voucher Program. The City also collaborated closely with Broward County's Continuum of Care (CoC) to support regional homelessness assistance efforts, ensuring that individuals and families have access to coordinated housing and supportive services.

The City partnered with the CoC and local service providers to enhance homelessness prevention efforts, transitional housing programs, and support services for at-risk individuals and families. Additionally, organizations such as Second Chance Society, and Broward Partnership for the Homeless play a crucial role in delivering services that improve housing stability and economic self-sufficiency for vulnerable populations.

Pompano Beach is committed to strengthening collaboration with Broward County, state agencies, and regional partners to address shared housing, economic development, and community development challenges. Moving forward, the City will continue to prioritize affordable housing development, expand access to public services, and enhance infrastructure investments to support its most vulnerable residents.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Community Meeting	Non-targeted/broad community	There was a community meeting held on Thursday, September 5, 2024 from 6:00pm to 7:00 pm Emma Lou Olson Civic Center, 1801 NE 6th St, Pompano Beach, FL 33060. There were 2 members of the public present and one on the phone.	<ul style="list-style-type: none"> - Affordable housing and workforce housing. -Concerns of downtown development and sustainability of the impact. -New development for those moving to the City. -Spread funding to other/small organizations. -Afterschool/youth programs -Don't use funding for sidewalks. -Support for elderly on fixed incomes. 	All comments were accepted.	

2	Stakeholder Meeting	Non-targeted/broad community	There was a stakeholder meeting held on Thursday, September 5, 2024 from 4:00pm to 6:00pm at the Emma Lou Olson Civic Center, 1801 NE 6th St, Pompano Beach, FL 33060. There were 7 attendees.	<p>-Allowable/Unallowable costs – need access to more information.</p> <p>- Housing insecurity, people are moving out of the City. High need for rental assistance and affordable housing and cap on rent increases.</p> <p>-Food insecurity for seniors.</p> <p>-Public transportation</p> <p>-Education needs and Importance of CDBG for supporting education efforts.</p> <p>- Is there a way to see pre/post COVID increases and wondered why a 10 year time frame of data was shown.</p> <p>-Homelessness is a major issue.</p> <p>- Concern of development of luxury high rises -not affordable; increasing the divide.</p> <p>-DV concerns – high cost to move people into units; many barriers.</p>	All comments were accepted.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Public Hearing	Non-targeted/broad community	June 5, 2025. Eleven (11) total attendees.	No comments were made at the hearing. Community Development Advisory Committee accepted the recommendations from the scoring subcommittee and the City's OHUI department.	All comments were accepted.	
4	Community Survey	Non-targeted/broad community	<p>The City offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in Pompano Beach. See below the link to the survey.</p> <p>https://www.research.net/r/pompanobeach-community-ConPlan</p>	Stakeholder responses emphasized the need for more housing stock, services for low-income and vulnerable populations, and increased community engagement. Full survey results are included in the Citizen Participation attachment.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Stakeholder Survey	Non-targeted/broad community Nonprofits	<p>The City offered an online stakeholder survey to gather input on the housing, fair housing, community development and homeless needs in Pompano Beach. See below the link to the survey.</p> <p>https://www.research.net/r/pompanobeach-stakeholder</p>	Community survey responses echoed concerns about the affordability and availability of housing, the importance of neighborhood infrastructure, and reported experiences or perceptions of housing discrimination, especially based on race, disability, and income. Full survey results are included in the Citizen Participation attachment.	All comments were accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To effectively allocate resources and address the most pressing issues within the City of Pompano Beach, it is essential to conduct a comprehensive needs assessment. This assessment evaluates various aspects of the community's needs, focusing on housing, public services, and development requirements. The following sections provide a detailed analysis of these needs, categorized into several key areas:

- *Housing Needs Assessment (NA-10)*: Pompano Beach, with a population of approximately 111,144, faces significant challenges related to housing affordability. Data indicates that 40% of households are either cost-burdened or encounter other housing problems, highlighting the ongoing struggle for affordable housing solutions.
- *Disproportionately Greater Need: Housing Problems (NA-15)*: Housing issues are disproportionately experienced by minority groups. Specifically, 53% of Black households and 47% of Hispanic households report severe housing problems, compared to 32% of White non-Hispanic households. This disparity underscores the need for targeted interventions to address these disparities.
- *Disproportionately Greater Need: Severe Housing Cost Burden (NA-25)*: Severe cost burdens are notably higher among minority populations, with 31% of Black households and 24% of Hispanic households affected, compared to 14% of White non-Hispanic households. This data reveals the elevated financial strain faced by these groups.
- *Public Housing (NA-35)*: The Broward County Housing Authority oversees approximately 500 public housing units and 3,000 Housing Choice Vouchers (HCVs) countywide, with about 800 HCVs allocated to Pompano Beach. The demand for affordable housing is evident, as the waitlist exceeds 2,500 households, indicating a substantial gap between supply and demand.
- *Homeless Needs Assessment (NA-40)*: The 2023 Point-in-Time count identified 200 homeless individuals in Pompano Beach, including families and veterans. There is an urgent need for additional emergency shelter capacity and permanent supportive housing to better address homelessness in the community.
- *Non-Housing Community Development Needs (NA-50)*: Key community development needs in Pompano Beach include expanding job training programs, improving public transportation, and developing recreational facilities, especially in low- and moderate-income (LMI) areas. Addressing these needs is crucial for enhancing the overall quality of life in the community.

This Needs Assessment serves as a foundational component of the Consolidated Plan, providing crucial insights into the current challenges faced by Pompano Beach. The information gathered will guide the development of the Action Plan and Strategic Plan, ensuring that resources are allocated effectively to meet the evolving needs of the community. Understanding these needs and their implications helps in making informed decisions about future resource utilization and strategic planning.

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

Summary of Housing Needs

Housing costs are influenced by a multifaceted interplay of market dynamics, regulatory frameworks, and social factors. The supply of housing typically adjusts at a gradual pace, and even when the number of available units is sufficient, their attributes—such as size and type of tenure—may not align with the community's requirements. Meanwhile, housing demand is dynamic, shaped by the varying preferences of households and their economic conditions. This ongoing flux in both supply and demand underscores the complexity of housing affordability and availability.

The following section will examine housing needs in the City of Pompano Beach, with a primary focus on housing affordability. According to the 2018-2022 American Community Survey 5-Year Estimates, approximately 13,865 households are experiencing cost burden, defined by the U.S. Department of Housing and Urban Development (HUD) as spending over 30% of their income on housing expenses. This cost burden is not evenly distributed across households; renters are significantly more likely to be cost burdened compared to homeowners. Specifically, 38.5% of renters and 27% of homeowners are affected by cost burden.

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	100,819	111,790	10.9%
Households	41,211	46,038	11.7%
Median Income	\$39,656	\$61,155	54.2%

Table 4 - Housing Needs Assessment Demographics

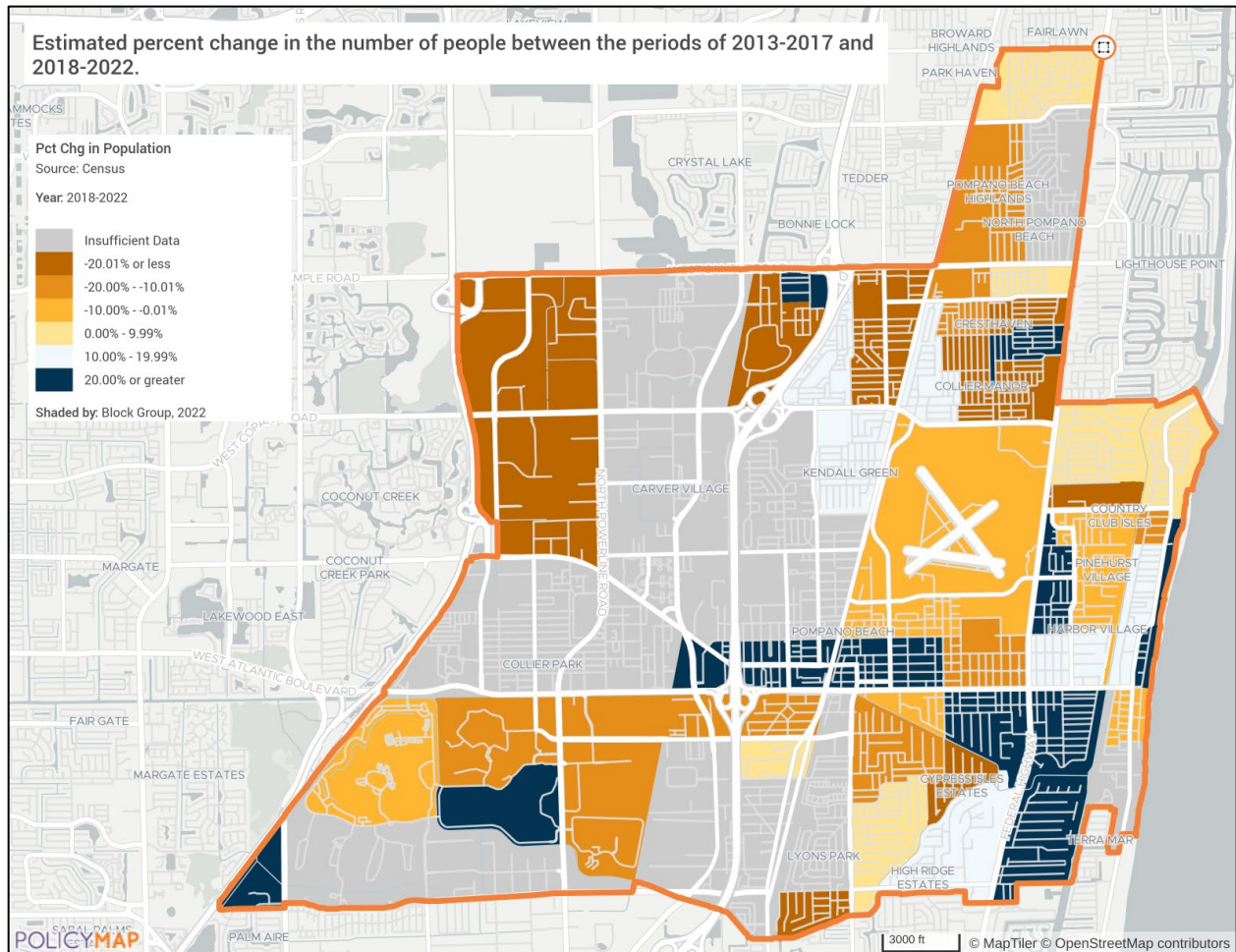
Alternate Data Source Name:
2008-2012 ACS, 2018-2022 ACS

Since 2012, Pompano Beach has experienced a population growth of 10.9%, nearly double the national average growth rate of 5.45%. The number of households has similarly risen by 11.7%. Concurrently, the median household income in Pompano Beach has surged by 54.2%.

When adjusted for the Consumer Price Index (CPI) inflation, this increase in median income surpasses the inflation rate. A household earning the median income in 2012 had equivalent purchasing power to a household earning \$49,188.03 in 2022. Consequently, the purchasing power of the median income in Pompano Beach has effectively grown by approximately 25% since 2012.

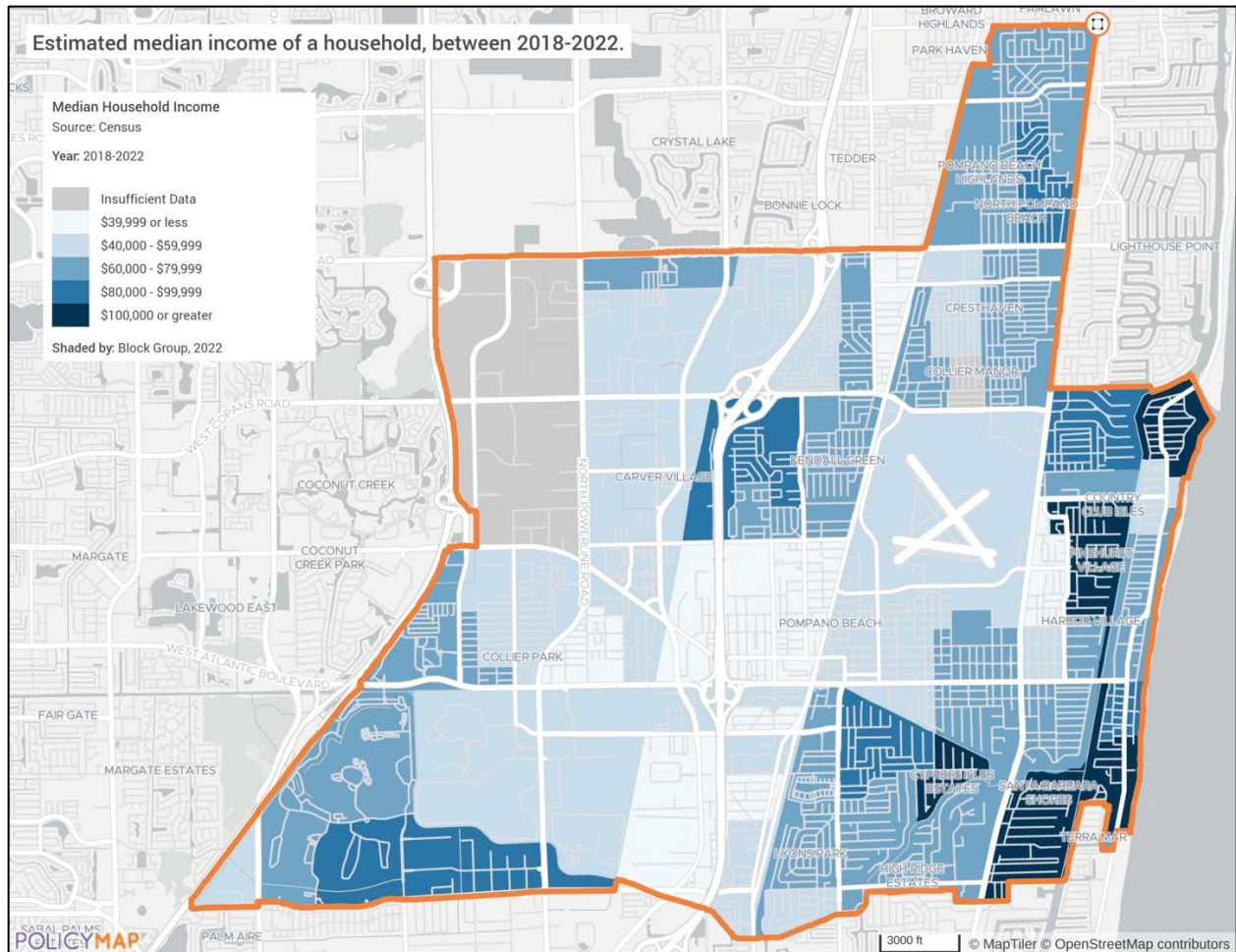
It is crucial to note that median income is a singular metric and does not encapsulate the entire economic landscape of the city. The actual distribution of wealth and economic well-being is not fully represented by this figure. A comprehensive analysis is necessary to inform future policy decisions.

Population Change



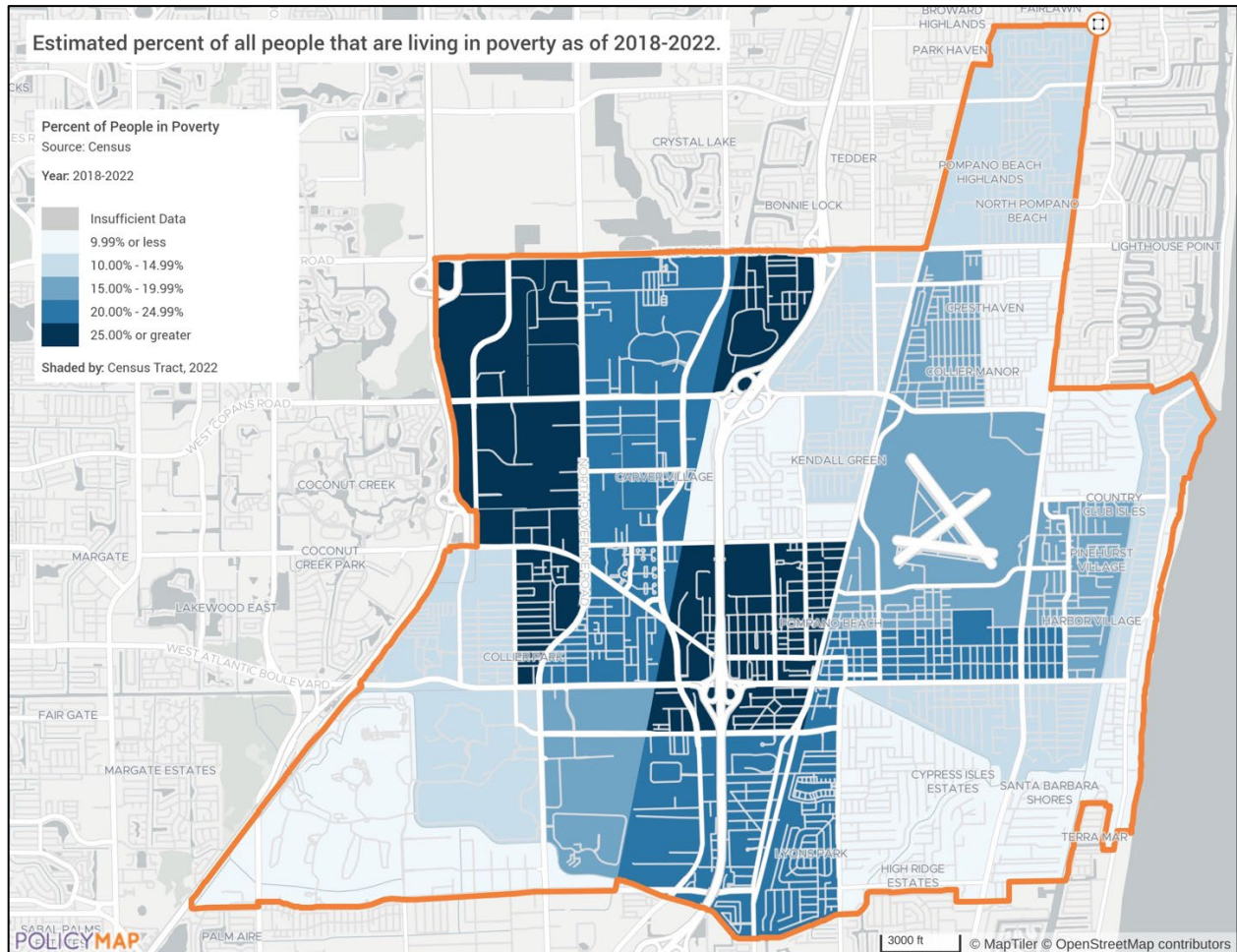
Since 2012, certain regions, especially along the coast, have experienced substantial population declines exceeding 20%. In contrast, inland areas within Pompano Beach have seen significant population increases, often surpassing 20%. This disparity highlights a pronounced geographic variation in population growth within the city.

Median Household Income



In Pompano Beach, there is a discernible correlation between household income levels and residential location. Coastal regions exhibit significantly higher median household incomes, with certain areas surpassing \$100,000, in contrast to inland areas where median household incomes fall below \$40,000 in many census block groups.

Poverty Rate



The map provided illustrates the percentage of the population residing below the poverty threshold by census tract. It displays a near inverse relationship to the map of median household income. Specifically, tracts characterized by elevated median household incomes exhibit lower poverty rates, whereas tracts with lower median household incomes are associated with higher poverty rates.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,830	6,485	8,740	4,630	15,070
Small Family Households	2,210	1,860	3,395	1,835	5,560
Large Family Households	355	595	675	335	680
Household contains at least one person 62-74 years of age	2,020	1,535	2,020	1,240	4,365
Household contains at least one person age 75 or older	1,530	1,490	1,355	785	2,210
Households with one or more children 6 years old or younger	939	1,100	1,405	639	1,425

Table 5 - Total Households Table

Alternate Data Source Name:
2016-2020 CHAS

The above table delineates family dynamics and income distribution within the jurisdiction based on 2020 CHAS (Comprehensive Housing Affordability Strategy) data. Households with incomes exceeding 100% of the HUD Area Median Family Income (HAMFI) exhibited demographic characteristics distinct from those of lower-income households. Specifically, higher-income households tended to have smaller family sizes and were less likely to include children under the age of six. Without further data, it is not possible to definitively ascertain what is causing what in the relationship among household size, composition, and income. It remains plausible that increased income contributes to smaller family sizes, or conversely, that smaller family sizes contribute to higher income levels.

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	165	65	35	45	310	15	4	4	45	68
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	305	115	115	25	560	0	0	75	15	90
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	175	240	335	140	890	20	20	60	25	125
Housing cost burden greater than 50% of income (and none of the above problems)	3,665	1,775	240	95	5,775	1,875	895	320	225	3,315
Housing cost burden greater than 30% of income (and none of the above problems)	105	1,205	2,380	555	4,245	400	620	1,055	465	2,540
Zero/negative Income (and none of the above problems)	190	0	0	0	190	340	0	0	0	340

Table 6 – Housing Problems Table

Alternate Data Source Name:
2016-2020 CHAS

Housing problems are defined as follows:

- **Cost Burden:** A household spending 30% or more of its income on housing costs.
- **Lack of Complete Plumbing Facilities:** Absence of essential plumbing components, including hot and cold running water, a flush toilet, and/or a bathtub or shower.
- **Lack of Complete Kitchen Facilities:** Absence of essential kitchen components, including hot and cold running water, a sink with a faucet, a stove or range, and/or a refrigerator.
- **Overcrowding:** Households with 1.01-1.5 individuals per room.

The table above presents an analysis of housing issues within the City, utilizing 2020 CHAS data. It details the number of households experiencing various housing problems, categorized by income brackets (up to 100% Area Median Income, AMI) and compares renters and owners.

Among the identified housing problems, cost burden emerges as the most significant issue in terms of the number of affected households—reflecting a widespread trend observed across many communities statewide and nationally. Specifically, the 2020 CHAS data indicates that 10,020 renters and 5,855 homeowners within the 0% to 100% AMI range allocate more than 30% of their income towards housing costs.

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,415	3,400	3,105	860	11,780	2,310	1,540	1,515	775	6,140
Having none of four housing problems	175	270	1470	915	2,830	400	1,280	2,650	2,080	6,410
Household has negative income, but none of the other housing problems	190	0	0	0	190	340	0	0	0	340

Table 7 – Housing Problems 2

Alternate Data Source Name:
2016-2020 CHAS

Severe housing problems are defined as follows:

- **Severe Cost Burden:** A household spending 50% or more of its income on housing costs.
- **Lack of Complete Plumbing Facilities:** Absence of essential plumbing components, including hot and cold running water, a flush toilet, and/or a bathtub or shower.
- **Lack of Complete Kitchen Facilities:** Absence of essential kitchen components, including hot and cold running water, a sink with a faucet, a stove or range, and/or a refrigerator.

- Overcrowding: Households with 1.5 or more individuals per room.

According to the data, over 96% of renters and nearly 85% of homeowners within the 0-30% AMI (Area Median Income) range experience at least one severe housing problem. In contrast, for households earning between 80% and 100% AMI, 5.8% of renters and 6% of homeowners face at least one severe housing issue.

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	25	90	915	1,030	150	170	620	940
Large Related	0	100	225	325	0	45	170	215
Elderly	130	75	80	285	155	705	855	1,715
Other	10	90	375	475	40	115	380	535
Total need by income	165	355	1,595	2,115	345	1,035	2,025	3,405

Table 8 – Cost Burden > 30%

Alternate Data Source Name:
2016-2020 CHAS

Owner Cost Burden

The table above highlights households facing a specific housing problem: cost burden. A cost-burdened household is defined as one that spends 30% or more of their income on housing expenses. Contrary to observations in prior years, current data suggest that homeowners are now experiencing more pronounced cost burden issues.

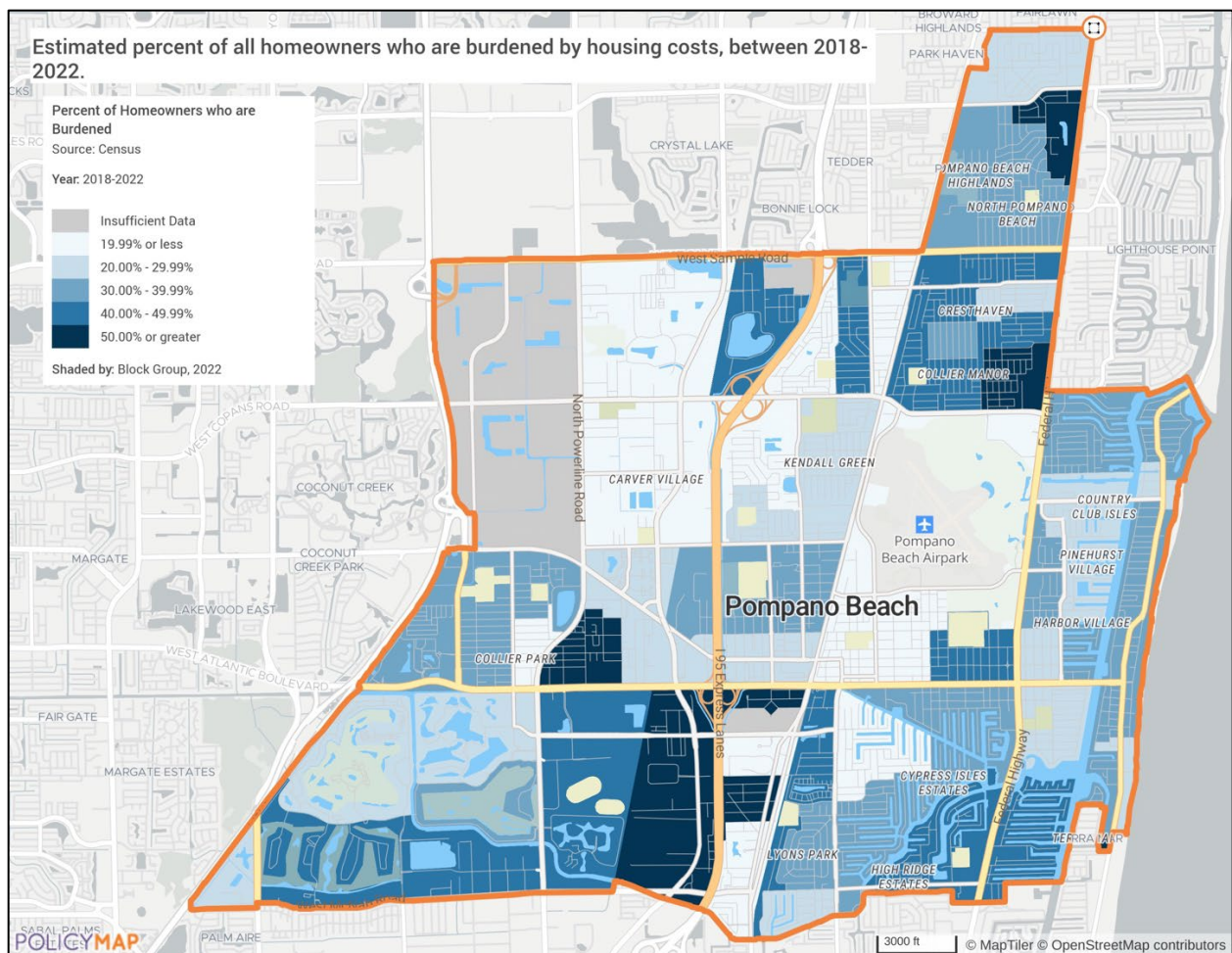
According to the 2016-2020 CHAS data, there are 13,020 renters and 10,035 homeowners within the 0%-80% Area Median Income (AMI) range. Among these, a large portion of renters and owners experience cost burden in the 50 – 80% AMI range. Additionally elderly households make up the largest group among owners experiencing cost burden.

Cost Burdened Homeowners

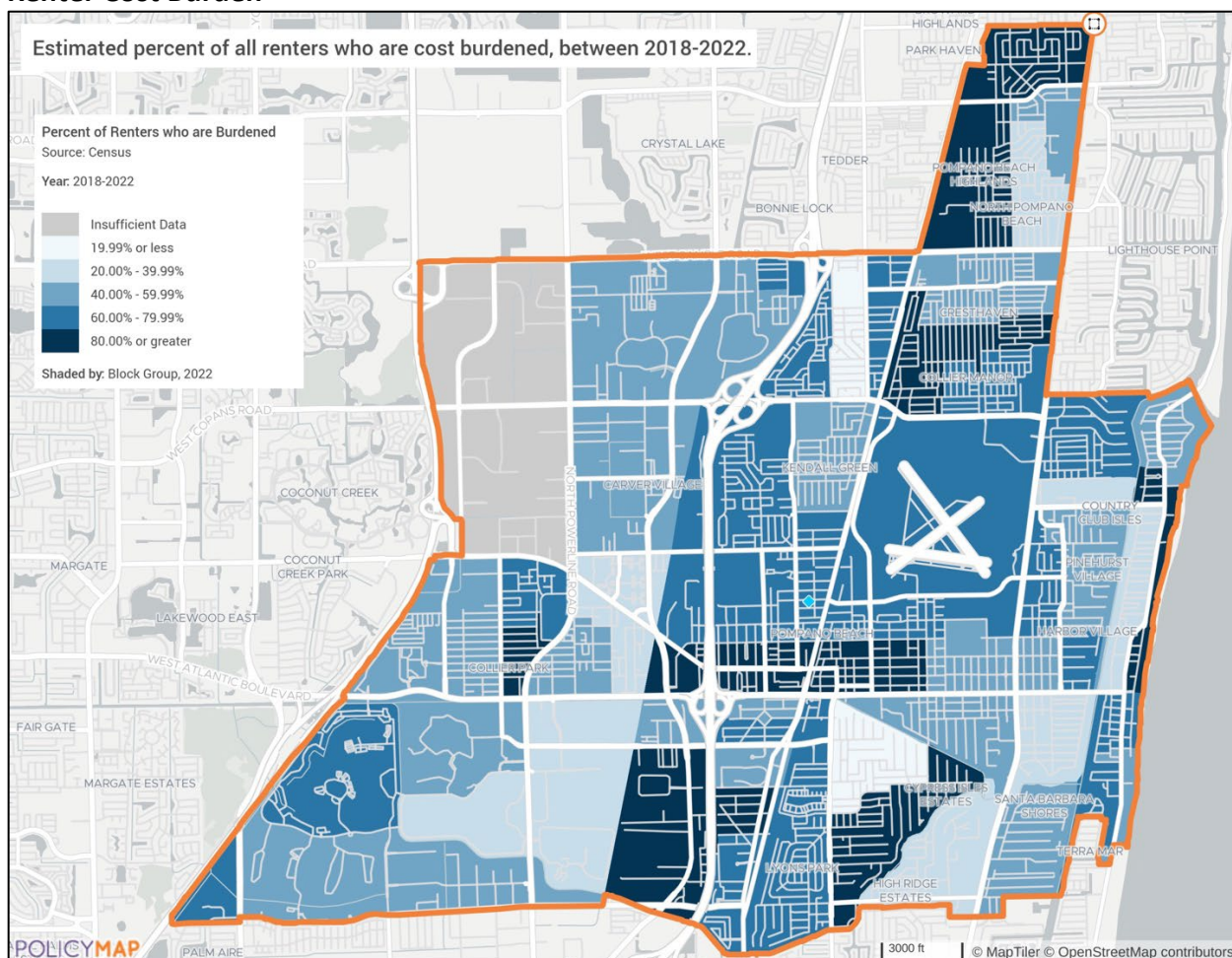
The maps below depict the percentage of the population experiencing cost burden by census tract, based on data from the 2018-2022 American Community Survey 5-Year Estimates. Notable areas with particularly high-cost burden rates among homeowners include:

- The region in the Northeastern portion of Pompano Beach.
- The vicinity around Morningstar Lake and the Cresthaven neighborhood in the northern central region of the city
- The area encompassing households near Collier Park in the southern region, particularly the block groups closest to I-95 in the southern portion of the city.

These regions exhibit significantly elevated cost burden rates compared to other areas.



Renter Cost Burden



Cost burden rates are elevated across the city, with certain areas exhibiting rates of more than 70% of renters experiencing cost burdens. Notably, the western section of North Pompano Beach and the adjacent communities near Lyons Park in the southern portion surrounding I-95 are distinguished by particularly high-cost burden rates among renters. It is noteworthy that the neighborhoods with elevated renter cost burden rates generally differ from those with high-cost burdens among owner-occupants.

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	1,460	760	60	2,280	370	165	85	620
Large Related	280	100	20	400	10	100	15	125
Elderly	1,090	75	110	1,275	885	255	80	1,220
Other	1,160	440	85	1,685	440	250	50	740

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	3,990	1,375	275	5,640	1,705	770	230	2,705

Table 9 – Cost Burden > 50%

Alternate Data Source Name:
2016-2020 CHAS

The table above presents renter and owner households experiencing severe cost burden, defined as situations where 50% or more of household income is allocated to housing expenses. Analysis of the 2016-2020 CHAS data reveals a higher incidence of severe cost burden among renters compared to homeowners. During this period, CHAS data found that the City of Pompano Beach had a total population of 13,020 renters and 10,035 homeowners who fell within the 0%-80% Area Median Income (AMI) bracket. Of these, approximately 43.3% of these renters and 27% of these homeowners reported being severely cost burdened.

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	385	225	320	125	1055	20	15	110	40	185
Multiple, unrelated family households	110	105	120	25	360	0	4	30	0	34
Other, non-family households	15	45	10	15	85	10	0	0	0	10
Total need by income	510	375	450	165	1500	30	19	140	40	229

Table 10 – Crowding Information – 1/2

Alternate Data Source Name:
2016-2020 CHAS

Overcrowding

HUD classifies a household as overcrowded if it has between 1.01 and 1.50 occupants per room, and as severely overcrowded if it exceeds 1.50 occupants per room. Although this condition is relatively infrequent, it is still present for over 1,700 households in Pompano Beach, with a majority of these being renters. This supports information presented in the Market Analysis that there is a lack of larger rental units with multiple bedrooms. Families with three or more children will have difficulty finding a unit that is large enough to not be overcrowded.

The table below shows the number of households in the city that have 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	804	880	1,175	2,859	135	220	230	585

Table 11 – Crowding Information – 2/2

Alternate Data Source Name:
2016-2020 CHAS

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

According to the 2018 - 2022 ACS data, 36.4% of occupied housing units in Pompano Beach are single-person households, which corresponds to approximately 16,757 households. Among all owner-occupied units, 35.9% are single-person households and among all renter households, 37.0% are single-person households.

Elderly individuals living alone may particularly require housing assistance due to their fixed incomes and the need to sustain independence. In Pompano Beach, there are 6,980 householders over the age of 65 who live alone. Of these, 4,496 are homeowners and 2,484 are renters. This population makes up 15.2% of households in the City.

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

Disability

In Pompano Beach, approximately 15,485 individuals, constituting 14.2% of the population, have a disability. White, non-Hispanic residents have the highest prevalence of disability, accounting for 59.5% of the total population of residents with a disability. The incidence of disability is most pronounced among older residents, with over 7,517 individuals aged 65 and older experiencing a disability.

Survivors of Rape and Domestic Violence

Assessing the need for housing support among victims of domestic violence and sexual crimes is highly challenging due to significant underreporting, which is often attributed to fear of retaliation or lack of confidence in the justice system. Furthermore, many reports are completed on a county level and are not updated on an annual basis. In the 2023 Status of Women in Broward County Report, the Broward Sheriff's Office (BSO) provided data on domestic dispatch calls by areas they service. From 2017 to 2021, the number of domestic disturbance calls received by the BSO steadily declined from 7,764 to 5,302 cases. This positive four-year trend reversed in 2022, with calls increasing by 13.1% compared to 2021. Pompano

Beach experienced the most significant rise in both count and percentage change, recording the highest number of domestic disturbance calls to the BSO for two consecutive years and a 23.6% increase between 2021 (1,131) and 2022 (1,398). In 2020, the Violence Policy Center estimated that only around 25% of rapes and sexual assaults were reported to law enforcement.

In Broward County, which encompasses Pompano Beach, there were 99 reported rapes in 2020, translating to approximately 89 incidents per 100,000 residents. This rate is more than twice the national average of 39 per 100,000. It is important to note that these figures reflect only reported incidents and do not encompass the substantial number of unreported cases.

Additionally, the Florida Department of Law Enforcement reported 63,060 domestic violence offenses statewide in 2020. In Broward County, there were 2,390 reported domestic violence incidents, equating to about 123 per 100,000 residents. This rate is less than half of the national average of 392 per 100,000. Again, specific data for Pompano Beach alone is not readily available.

According to the 2019 report “When Men Murder Women” by the Violence Policy Center, Florida is one of only two states that does not report supplementary homicide data to the FBI. Therefore, it is not known how common deadly violence by men against women is in the state. The Justice Department estimates that 1.3% of women experience domestic violence annually. Which would translate to approximately 675 women in the City of Pompano Beach. Given the serious nature of these crimes and how common underreporting is, it is estimated that over 1,000 residents in the City may need housing assistance to escape violent circumstances.

What are the most common housing problems?

Housing affordability represents the most significant housing issue in Pompano Beach. A substantial portion of residents experience cost burden. This condition heightens the risk of homelessness and substandard living conditions, compelling affected households to potentially prioritize housing expenses over other essential needs such as transportation, healthcare, childcare, and education.

As previously noted, there are approximately 13,865 cost-burdened households within the city. The distribution of cost burden is not uniform; renters are disproportionately affected compared to homeowners. Specifically, 38.5% of renters and 27% of homeowners experience cost burden.

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

Housing problems are more prevalent among renters and low-income households. The relationship between housing issues and factors such as race, ethnicity, and income is examined in detail in Section MA-50.

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

HUD defines extremely low-income households as those earning between 0-30% of the Area Median Income (AMI), and severe housing cost burden as expenditures on housing that exceed 50% of household income. According to the 2020 CHAS data presented in the Housing Needs Summary Tables, the most pressing housing issue for extremely low-income households and families with children in the City is the insufficient amount of affordable housing to meet the needs of the currently cost-burdened households. Specifically, there are 5,695 extremely low-income households experiencing severe housing cost burden, spending more than 50% of their income on housing costs. These households face a high risk of imminent homelessness, with renters being particularly vulnerable.

Additionally, there are 939 extremely low-income households with children in the city, most of whom are renters. These households require both housing support and enhanced economic opportunities to mitigate the risk of homelessness.

According to the Ft. Lauderdale/Broward County Continuum of Care's 2024 Housing Inventory County, there are 639 Rapid Re-Housing beds in the CoC service area. A majority of these beds are family beds. While rapid re-housing is shown to be an effective way to assist families 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.

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

Broward County does not provide specific estimates of at-risk populations.

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

The factors contributing to an increased risk of homelessness are multifaceted and reflect the varied needs of the populations served by support programs. A key element is insufficient income or unstable employment, which can undermine a household's ability to afford housing. Health issues, including both mental and physical conditions, further complicate the situation by affecting employment stability and income generation. Additionally, a lack of education or job skills that are in demand can limit earning potential, impacting a household's capacity to secure stable housing.

Household dynamics, such as family breakup or a lack of familial support, can exacerbate housing instability. Substance abuse and criminal backgrounds may also obstruct access to stable housing and employment opportunities. Financial challenges, including high levels of debt, prior evictions, and the loss of benefits like housing vouchers or Temporary Assistance for Needy Families (TANF), can further destabilize housing situations. Furthermore, experiences of domestic violence or human trafficking can severely diminish one's ability to maintain housing, particularly when children are involved. Addressing

these multifaceted issues requires a comprehensive approach that accommodates the diverse needs and circumstances of affected individuals and families.

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

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

Introduction

A review of Housing Assessment data provided by HUD offers valuable insights for analyzing racial or ethnic groups that may face disproportionately higher housing needs compared to other groups within the community. HUD defines a disproportionate need as occurring when the percentage of individuals in a specific racial or ethnic group experiencing housing problems is at least 10 percentage points higher than the percentage of individuals experiencing similar problems across the entire population. This threshold allows for the identification of groups that may require targeted interventions to address their elevated housing needs effectively.

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	6,725	1,105	0
White	2,825	595	0
Black / African American	2,145	330	0
Asian	50	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	1,465	170	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2016-2020 CHAS

*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	4,940	1,550	0
White	2,045	950	0
Black / African American	1,520	345	0
Asian	210	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,110	210	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2016-2020 CHAS

*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	4,620	4,120	0
White	1,945	2,060	0
Black / African American	1,190	1,005	0
Asian	49	135	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	1,400	840	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2016-2020 CHAS

*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	1,635	2,995	0
White	860	1,790	0
Black / African American	210	500	0
Asian	10	44	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	615	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2016-2020 CHAS

*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 85.9% of extremely low-income households face at least one housing problem. Data from CHAS indicates that over 80% of individuals the White, Black/African American, and Asian populations in this income category experience at least one housing issue. However, no group is disproportionately impacted.

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

Households classified as very low-income exhibit a marginally reduced incidence of housing issues compared to extremely low-income households, with an overall prevalence rate of 76.1%. Asian households are disproportionately impacted, with 93.3% experiencing housing issues.

Low Income Households (50%-80% AMI)

In the very low-income group, 52.9% of all households report at least one housing problem. No group is disproportionately impacted.

Moderate Income Households (80%-100% AMI)

Moderate-income households in the City have significantly lower rates of housing problems, with only 35.3% of households in this group reporting issues. No groups are disproportionately impacted.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

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

Introduction

An analysis of Housing Assessment data provided by HUD allows for the identification of racial or ethnic groups with disproportionately high housing needs compared to other groups within the community. HUD defines a disproportionate need as occurring when the percentage of individuals in a specific racial or ethnic group experiencing housing problems is at least 10 percentage points higher than the percentage of individuals experiencing similar problems across the entire population. This benchmark helps in pinpointing groups that may require targeted interventions to address their elevated housing needs.

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	6,220	1,610	0
White	2,685	730	0
Black / African American	1,895	580	0
Asian	30	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	1,370	270	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2016-2020 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	3,115	3,370	0
White	1,315	1,670	0
Black / African American	835	1,025	0
Asian	94	125	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	810	510	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2016-2020 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%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,185	7,555	0
White	480	3,525	0
Black / African American	335	1,860	0
Asian	29	150	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	295	1,940	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2016-2020 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%

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	610	4,020	0
White	335	2,315	0
Black / African American	125	590	0
Asian	0	54	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	990	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2016-2020 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%

Discussion

Extremely Low-Income Households (<30% AMI)

In Pompano Beach, approximately 79.4% of extremely low-income households face at least one severe housing problem. Notably, the Hispanic group experiences the highest rate, with 83.5% of households in this category facing severe housing problems. However, no group is disproportionately impacted.

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

Approximately 48% of households in this income group face severe housing issues. About 61.4% of Hispanic households face severe housing issues, indicating a disproportionate impact on the Hispanic population.

Low Income Households (50%-80% AMI)

Across the jurisdiction, only 13.6% of low-income households report experiencing at least one severe housing problem. This indicates that while severe housing issues are relatively low in the low-income bracket, they are still present across all racial groups. No groups are disproportionately impacted.

Moderate Income Households (80%-100% AMI)

Moderate-income households have the lowest rate of severe housing problems, at 13.2%. No groups are disproportionately impacted.

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

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

Introduction:

A review of Housing Assessment data provided by HUD can be utilized to identify racial or ethnic groups with disproportionately higher housing needs compared to other groups in the community. HUD defines a disproportionate need as occurring when the percentage of individuals in a specific racial or ethnic group facing housing problems is at least 10 percentage points higher than the overall percentage of individuals experiencing similar issues within the entire population. This criterion helps to highlight groups that may require targeted interventions to address their elevated housing needs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,435	8,675	10,045	605
White	14,480	4,130	4,730	410
Black / African American	4,260	2,050	2,600	165
Asian	455	180	130	0
American Indian, Alaska Native	50	0	0	0
Pacific Islander	0	0	0	0
Hispanic	3,745	2,240	2,245	30

Table 20 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2016-2020 CHAS

Discussion:

According to 2020 CHAS data, approximately 20.3% of all households in Pompano Beach are considered "cost burdened," meaning they spend between 30% and 50% of their income on housing costs. Among these, no racial or ethnic groups are disproportionately affected.

Households that allocate 50% or more of their income to housing costs are classified as severely cost burdened and are at higher risk of housing instability, often requiring additional support. In Pompano Beach, 23.5% of all households fall into this category. No racial or ethnic groups are disproportionately impacted.

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

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

Overall, it is relatively rare for a group to be disproportionately impacted by housing problems due to race or ethnicity.

Disproportionate Housing Problems:

- Extremely Low Income: None
- Very Low Income: Asian
- Low Income: None
- Moderate Income: None

Disproportionate Severe Housing Problems:

- Extremely Low Income: None
- Very Low Income: Hispanic
- Low Income: None
- Moderate Income: None

Cost Burden

- Cost Burden: None
- Extreme Cost Burden: None

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

There are no additional needs identified.

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

Residents who identified as Asian non-Hispanic = was primarily found in one tract of the city in the lower western portion, while Hispanic populations were more concentrated throughout the entire central and western portions of the city.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to offer safe and decent rental accommodations to eligible low-income families, elderly individuals, and persons with disabilities. This housing infrastructure varies significantly in type and size, ranging from dispersed single-family homes to high-rise apartment complexes designed for elderly residents. The Housing Authority of Pompano Beach (HAPB) administers the City's sole public housing initiative, the Housing Choice Voucher Program (HCV).

The Housing Choice Voucher Program (HCV) provides tenant-based rental assistance aimed at helping low-income families, elderly individuals, and disabled persons secure adequate, safe, and sanitary housing within the private rental market. Under this program, HAPB pays a housing subsidy directly to the landlord or property management on behalf of the voucher holder. The tenant is then responsible for paying the difference between the total rent charged by the landlord and the amount covered by the subsidy.

Additionally, the HCV program includes various project-based rental assistance options to include Golden Square & Villas Apartments, Golden Acres (prioritizing domestic farm laborers, Ben Turner Ridge, and soon to be added Providence Place (an affordable senior housing community). In these cases, property owners reserve a portion or all units within a building for low-income tenants. If a tenant vacates a project-based unit, they forfeit access to the associated subsidy.

Totals in Use

	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 in use	0	0	0	871	0	871	0	0	0

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	15,177	0	15,177	0	0
Average length of stay	0	0	0	7	0	7	0	0
Average Household size	0	0	0	3	0	3	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	92	0	92	0	0
# of Disabled Families	0	0	0	145	0	145	0	0
# of Families requesting accessibility features	0	0	0	871	0	871	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 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	72	0	72	0	0	0
Black/African American	0	0	0	798	0	798	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	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 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	45	0	45	0	0	0
Not Hispanic	0	0	0	826	0	826	0	0	0

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

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

As seen in the “Characteristics of Public Housing Residents by Program Type” table above, a significant portion of public housing and voucher tenants are elderly individuals, disabled families and families that request accessibility features. Families that have at least one member with a disability make up 16.6% of voucher recipients. Elderly individuals comprise 10.6% of voucher recipients. One hundred percent of voucher recipients requested units with accessibility features.

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

The most immediate needs of residents in public housing and voucher program holders are the availability of affordable housing and higher incomes that will help them become self-sustainable and enable them to move out of publicly assisted housing. Other needs include building self-sufficiency through support and services needed to improve financial skills, achieve long-term employment and possibly achieve homeownership.

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

The needs of the population in publicly supported housing are comparable to the needs of the City's extremely low-income residents. They are largely the same group of residents. However, persons with disabilities face unique barriers that make them more likely than the overall population to experience poverty and unemployment.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness represents a multifaceted and challenging issue that many communities across the United States must confront. Its complexity arises from the interplay of numerous, interrelated factors, making it difficult to address through a single approach.

From an economic perspective, homelessness may be attributed to unemployment, insufficient affordable housing, or poverty. Alternatively, it can be seen as a health issue, as many individuals experiencing homelessness face mental health disorders, physical disabilities, HIV/AIDS, substance abuse, or a combination of these health challenges. Additionally, homelessness can be viewed through a social lens, where factors such as domestic violence, educational attainment, and racial disparities contribute to the problem.

In reality, homelessness often results from a combination of these issues, highlighting the need for a comprehensive, community-based approach to effectively address it.

The Stewart B. McKinney Homeless Assistance Act provides a formal definition of a "homeless individual" or "homeless person" as someone who lacks a fixed, regular, and adequate nighttime residence. Specifically, a homeless person is defined as someone whose primary nighttime residence is:

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

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	123	14	N/A	N/A	N/A	N/A
Persons in Households with Only Children	0	2	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	502	1,358	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	187	417	N/A	N/A	N/A	N/A
Chronically Homeless Families	8	12	N/A	N/A	N/A	N/A
Veterans	34	94	N/A	N/A	N/A	N/A
Unaccompanied Child	38	49	N/A	N/A	N/A	N/A
Persons with HIV	16	83	N/A	N/A	N/A	N/A

Table 25 - Homeless Needs Assessment

Data Source Comments: HUD 2023 PIT Count, FL+601 Ft. Lauderdale/Broward County CoC, Point-in-Time Date 1/23/2023

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

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	238	622
Black or African American	613	966
Asian	4	0
American Indian or Alaska Native	2	12
Pacific Islander	0	6
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	127	172
Not Hispanic	746	1,452

Data Source Comments: HUD 2023 PIT Count, FL+601 Ft. Lauderdale/Broward County CoC, Point-in-Time Date 1/23/2023

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

Chronically Homeless Individuals and Families:

The chronically homeless are more likely to be those experiencing a disability (physical and cognitive), have a history of substance abuse, and be unsheltered. According to the 2019 PIT Count, there were 851 total persons that were reported as chronically homeless, with 58 being chronically homeless families. Approximately 55.7% of the chronically homeless were unsheltered.

Households with Adults and Children:

There were 144 persons in households with adults and children. Working to get children out of homelessness will greatly improve the future success of the children in the 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:

Veterans are more likely to have a disability than non-veterans and this is also true for homeless veterans. There were 219 veterans identified in the PIT Count, 126 of which were unsheltered.

Unaccompanied Youth:

There are many reasons why an unaccompanied youth may be experiencing homelessness. An attempt to escape an abusive home, the death of the primary caregiver or rejection of their family due to sexual orientation or gender identity are common reasons. Similar to households with adults and children, 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. According to the 2019 PIT Count, there were seven unaccompanied youth in the Continuum of Care.

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

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

White: Nearly 1,130 residents experiencing homelessness are White, the second largest racial or ethnic group experiencing homelessness. Approximately 45% of this group are sheltered.

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 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. The majority 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 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 with chronic homelessness are unsheltered. This is significantly higher than the unsheltered population rate of 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)

HUD has highlighted several specific groups that require extra support when allocating grant funds. These groups are:

- Elderly individuals (aged 62 and older) and frail elderly persons
- People with mental, physical, and/or developmental disabilities
- Individuals with alcohol or other drug addictions
- People with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

This section examines the needs of these communities. While many of the identified needs are common across multiple special needs groups, many groups have specific needs depending on their circumstances.

Introduction:

Non-homeless individuals with special needs include the elderly; frail elderly; people with mental, physical, or developmental disabilities; individuals with drug and alcohol addictions; those with HIV/AIDS and their families; and victims of domestic violence, sexual assault, and stalking. Many of these individuals have low incomes. Although data on these populations is limited, there is a substantial demand for both housing and supportive services. Addressing these needs is a high priority for Pompano Beach.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population encounters significant challenges, making access to decent, affordable housing critically important. Staying in a familiar environment is both medically beneficial and emotionally comforting for older adults, and efforts are made to help them maintain as much independence as possible. However, many elderly individuals live on fixed incomes or face disabilities, which creates a financial strain and limits their independence. As living costs rise, they often cannot increase their income to keep pace with inflation, exacerbating these financial pressures.

According to the 2018-2022 ACS data, Pompano Beach has 20,739 residents aged 65 and older, representing approximately 18.6% of the total population. Among these elderly residents, about 22.2% of those 65-74 years old and 51.1% of those 75 years and older have a disability, and 11.9% of those 65 years and older live below the poverty line. Elderly residents are more likely to own their homes than rent, with approximately 6,100 people 65 years and older residing in rental properties and 19,000 people 65 years and older residing in owner-occupied residences. Despite this, a significant portion of elderly residents are still cost-burdened: according to ACS, approximately 64.9% of elderly renters and 29.6% of elderly homeowners experience financial strain due to paying 30% or more of their monthly income towards housing costs.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Accurately gathering data on alcohol and drug addiction within a community is challenging. Many cases of addiction go unreported because individuals may avoid seeking help due to fear of criminal charges or social stigma. Often, addiction is only recognized when a person experiences an overdose, is arrested, or actively seeks treatment. Specific data on drug use and addiction are not readily available. However, the State of Florida has been particularly impacted by the opioid crisis, with Florida Health reporting 7,769 fatal drug overdoses statewide in 2022. This represented a slight decrease from the prior year. This data points to a need for continued support for persons grappling with addiction in Pompano Beach and in the state overall.

Disability: According to the 2018-2022 American Community Survey estimates, there are approximately 15,485 people in Pompano Beach with a disability, representing about 14% of the total population. Disability prevalence is closely linked to age: more than one-third of residents aged 65 and older report having a disability, compared to about 11% of residents aged 35 to 64. Given these statistics, it is likely that all or nearly all of the approximately 20,000 residents over the age of 65 with a disability require some form of housing assistance.

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

Elderly: Ensuring secure, safe, affordable, and stable housing for the elderly is crucial for their well-being. Several factors contribute to creating a supportive environment for older adults, including access to healthcare, shopping, and social networks. A strong public transportation system is essential for helping the elderly remain active and independent. Additionally, homes for elderly residents may need modifications to accommodate disabilities that often develop with aging, ensuring they can continue to live comfortably and safely in their own homes.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Individuals struggling with substance abuse require a robust support network to maintain health and sobriety. Their housing needs include sober living environments, support for employment, access to healthcare facilities, and proximity to family and friends. Additionally, detoxification facilities are crucial for addressing addiction when it is first identified, providing essential initial treatment and support for recovery.

Disability: Individuals with disabilities have diverse skill levels and needs, which means they face many of the same housing challenges as the general population, along with additional requirements specific to their abilities. Often living on fixed incomes, they have limited housing options. Those with greater independence may use subsidized housing options, while those needing more support might reside in public welfare-funded community homes or privately-owned personal care settings. Many continue to live with their parents or other family members into adulthood. Regardless of their housing situation, a key requirement across the board is access to continuous support services tailored to their level of capability.

The needs of these communities are assessed through consultations with key stakeholders and through the City's public outreach process.

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

Florida Health conducts annual HIV/AIDS Surveillance Program to collect and analyze data regarding HIV/AIDS in the state of Florida. The term HIV Diagnosis is defined as a diagnosis of Human Immunodeficiency Virus (HIV) infection regardless of the stage of disease (stage 0, 1, 2, 3 [AIDS], or unknown) and refers to all persons with a diagnosis of HIV infection. HIV is a condition caused by the human immunodeficiency virus (HIV). The condition gradually destroys the immune system, which makes it harder for the body to fight infections. These data represent new diagnoses of HIV in Florida by year of diagnosis (HIV incidence).

Monitoring new diagnoses of HIV can be used to target prevention and educational programs to affected populations. In 2023, in Broward County, the rate per 100,000 population of Human Immunodeficiency Virus (HIV) Diagnoses was 29.6 compared to Florida at 20.8 for all modes of exposure and age groups. The line graph shows change over time when there are at least three years of data. Broward County is in the fourth quartile for this measure. This means that relative to other counties in Florida, the situation occurs less often in about three quarters of the counties than in Broward. Overall, new HIV diagnoses have decreased from 36.5 per 100,000 in 2013 to 29.6 in 2023, indicating a decline in the annual incidence of new cases.

Similarly, the number of new AIDS cases has dropped from 22.6 per 100,000 in 2013 to 13.7 in 2023. AIDS refers specifically to persons with diagnosed Human Immunodeficiency Virus (HIV) whose infection was classified as Acquired Immune Deficiency Syndrome (AIDS) during a given year (for diagnoses). AIDS diagnoses is defined as a stage of HIV where the number of CD4 lymphocytes falls below less than 200 cells/mm³ and/or there is a documentation of an AIDS-defining opportunistic infection. These data represent new diagnoses of AIDS in Florida by year of diagnosis (AIDS incidence). In 2023, in Broward County, the rate per 100,000 population of AIDS diagnoses was 13.7 compared to Florida at 8.7 for all modes of exposure and age groups. Broward County is in the fourth quartile for this measure. This means that relative to other counties in Florida, the situation occurs less often in about three quarters of the counties than in Broward.

Despite these improvements, Broward County is in the fourth quartile for the number of persons living with diagnosed HIV (referred to as PWH) regardless of where they were diagnosed and whether or not they have since been diagnosed with AIDS (stage 3). This means that relative to other counties in Florida, the situation occurs less often in about three quarters of the counties than in Broward. In 2023, in Broward County, the rate per 100,000 population of Persons with HIV (PWH) was 1105.4 compared to Florida at 566.4 for all modes of exposure and age groups.

Through the City of Fort Lauderdale, Broward County receives approximately \$8 million per year in HOPWA (Housing Opportunities for Persons with AIDS) funds to support a range of programs and services designed to assist residents living with HIV/AIDS. These programs typically include:

- Short-term Rental, Mortgage, and Utility Assistance: Broward Regional Health Planning Council, Inc. provides subsidies to help low-income individuals and families with HIV/AIDS afford stable and secure housing. This can include tenant-based rental assistance, project-based rental assistance, and short-term rental assistance.
- Housing Assistance Programs: Broward House, Inc. and Mount Olive Development Corporation collectively provides Facility Based Housing, Project Based Rent and Tenant Based Rental Vouchers.
- Housing Stability Services: Care Resource (Community AIDS Resource, Inc. dba and SunServe offer support services to help residents maintain their housing stability. This may include case management, housing counseling, and assistance with housing-related issues.

These programs are aimed at improving the quality of life for individuals living with HIV/AIDS, ensuring they have access to safe, stable housing and the necessary support services to manage their condition effectively.

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

Not applicable.

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

Describe the jurisdiction's need for Public Facilities:

The jurisdiction has a significant need for public facilities that could benefit low- and moderate-income communities, particularly multi-purpose community centers that serve seniors, youth, provide childcare, and offer health services. These centers would address essential community needs and enhance the well-being of LMI residents across all age groups. However, it is noted that these needs are less prioritized by residents and stakeholders compared to other housing and public service needs.

How were these needs determined?

The City of Pompano Beach determined its public facility needs by collaborating with key stakeholders, coordinating with other jurisdictions, consulting the public, analyzing past successes, and forecasting future needs.

Describe the jurisdiction's need for Public Improvements:

The city has several needs for public improvements, specifically upgrades to sidewalks, street paving, and street lighting. Enhancing these infrastructures will improve safety, accessibility, and the overall quality of life for residents. It is also noted that these needs are less prioritized by residents and stakeholders compared to other housing and public service needs.

How were these needs determined?

The City of Pompano Beach identified its public improvement needs by engaging with key stakeholders, coordinating with other jurisdictions, consulting the public, analyzing past successes, and forecasting future requirements.

Describe the jurisdiction's need for Public Services:

The jurisdiction has a significant need for public services, particularly those offered by nonprofits supporting low- and moderate-income residents. Essential services include health care, homeless assistance, rental assistance, addressing food insecurity among seniors, youth education and afterschool programs, and mental health support.

How were these needs determined?

The City of Pompano Beach identified its public service needs by collaborating with key stakeholders, coordinating with other jurisdictions, consulting the public, analyzing past successes, and forecasting future requirements.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis is made up of twelve subsections that overall provide an analysis of the housing market in Pompano Beach. This section utilizes 2018-2022 ACS data to present the challenges and opportunities of the housing market, shaped by demographic shifts, economic conditions, and climate change impacts.

Demographics and Demand: The city's population includes significant minority groups and low- to moderate-income families who face substantial housing cost burdens. This demand is heightened by a shortage of affordable housing, especially for low-income households. Many of these families live in older housing units that lack modern amenities and resilience against climate risks.

Housing Supply and Affordability: Pompano Beach faces a shortage in the supply of affordable housing units. Rising home values, with a citywide median value of owner-occupied units at \$293,300 based on 2018-2022 ACS data, and increasing rental rates have made it difficult for low-income families to find affordable options. This issue is particularly acute in lower-income neighborhoods, where housing stock is older and less resilient.

Housing Quality and Resilience: A significant portion of the housing stock is vulnerable to climate-related risks such as flooding and storm surges. Low- and moderate-income households are particularly at risk, living in homes that often lack necessary structural reinforcements. The city's efforts to upgrade infrastructure and improve housing resilience are crucial but require additional resources to fully address these vulnerabilities.

Climate Change and Environmental Risks: The city is increasingly at risk from sea-level rise, more intense hurricanes, and frequent flooding. These risks are particularly concerning for low-lying, vulnerable neighborhoods, where residents may lack the resources to prepare for or recover from disasters. Ongoing efforts to enhance stormwater management and promote resilient building practices are critical.

Infrastructure and Connectivity: Pompano Beach has made strides in improving infrastructure, particularly in flood-prone areas. However, further investment is needed, especially in expanding broadband access and upgrading older infrastructure. These improvements are essential for attracting new development and supporting the housing market.

Pompano Beach's housing market faces significant challenges, including a shortage of affordable housing, aging infrastructure, and increasing climate risks. While the city has made progress in addressing these issues, a more integrated approach is necessary to ensure all residents have access to safe, affordable, and resilient housing.

The Market Analysis provides insight into what types of housing is needed and who needs them. The information gathered and analyzed here helps set the priorities for both the Action Plan and Strategic

Plan. It is necessary to understand how things have changed and how they stand now to make wise decisions about how to use resources in the future.

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

Introduction

This section examines the composition of Pompano Beach’s housing stock, focusing on housing type and tenure. This analysis includes details on the number of units in each structure, multifamily housing distribution, unit size, and an examination of both owner-occupied and renter-occupied housing across the City.

In Pompano Beach, FL, significant demographic and economic variations are evident between the areas east and west of the Florida East Coast Railway. To the east, near the coastline, the median age is typically higher, reflecting a substantial number of retirees and older adults. This area features higher average incomes due to the prevalence of affluent properties and luxury condominiums. While homeownership is common in this region, there is also a considerable number of rental properties, including vacation and seasonal rentals. In contrast, the western part of Pompano Beach presents a more varied median age, with a mix of younger families and middle-aged residents. This area generally has lower average incomes, indicative of more affordable housing options. Homeownership rates are higher here, though rental properties, including apartment complexes and single-family rentals, are also widespread.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,641	30%
1-unit, attached structure	1,878	3%
2-4 units	5,026	9%
5-19 units	9,049	15%
20 or more units	24,153	41%
Mobile Home, boat, RV, van, etc.	1,072	2%
Total	58,819	100%

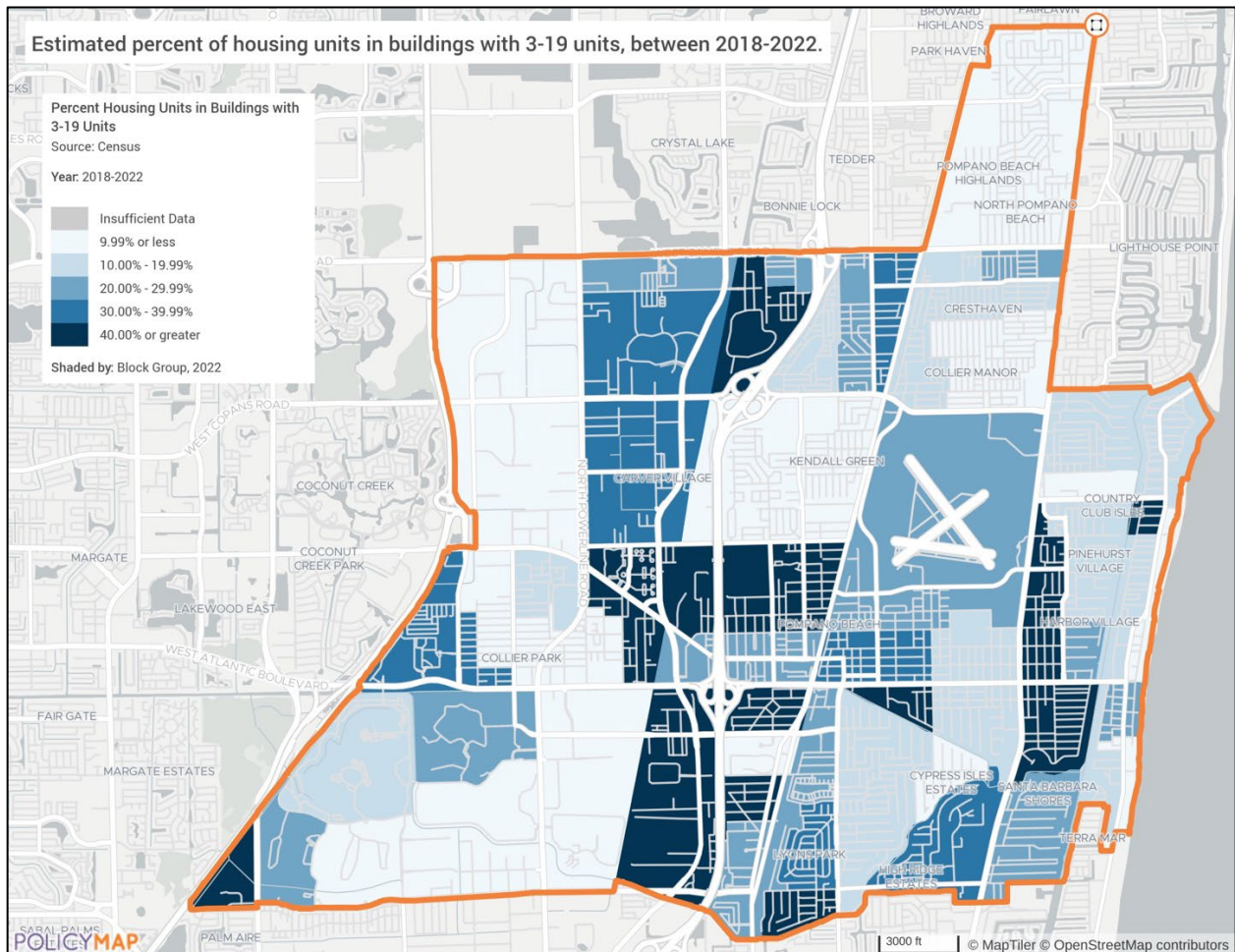
Table 26 – Residential Properties by Unit Number

Alternate Data Source Name:
2018-2022 ACS

The table above categorizes the City’s housing stock by the number of units in each structure and by structure type. It reveals that large multifamily buildings, those with 20 or more units, constitute the most prevalent property type in the City, accounting for over 40% of all housing units. According to HUD, which classifies multifamily structures as those containing more than four units, approximately 58% of all housing units fall into this category. Multifamily buildings generally offer more affordable housing options compared to single-unit detached structures.

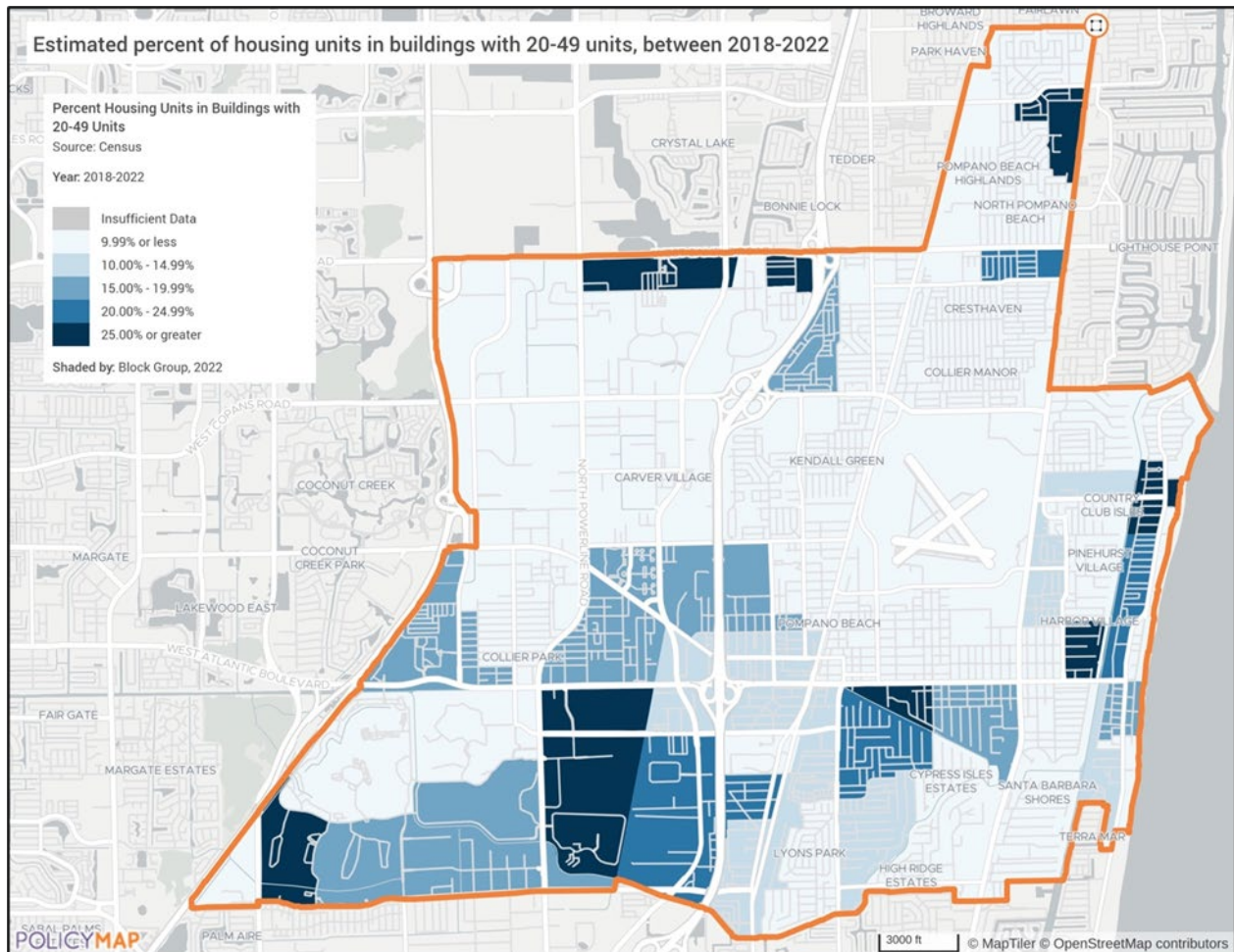
Multifamily Developments 3-19 Units

A small multifamily development is defined as a building with between 3 and 19 units. These types of buildings are relatively common throughout Pompano Beach, with notable concentrations in certain neighborhoods. Specifically, neighborhoods in the lower central portion along I-95 and the middle eastern area adjacent to Harbor Village and Pinehurst Village have a particularly high prevalence of these small multifamily buildings. In these neighborhoods, 40% or more of the housing units are situated in small multifamily developments.



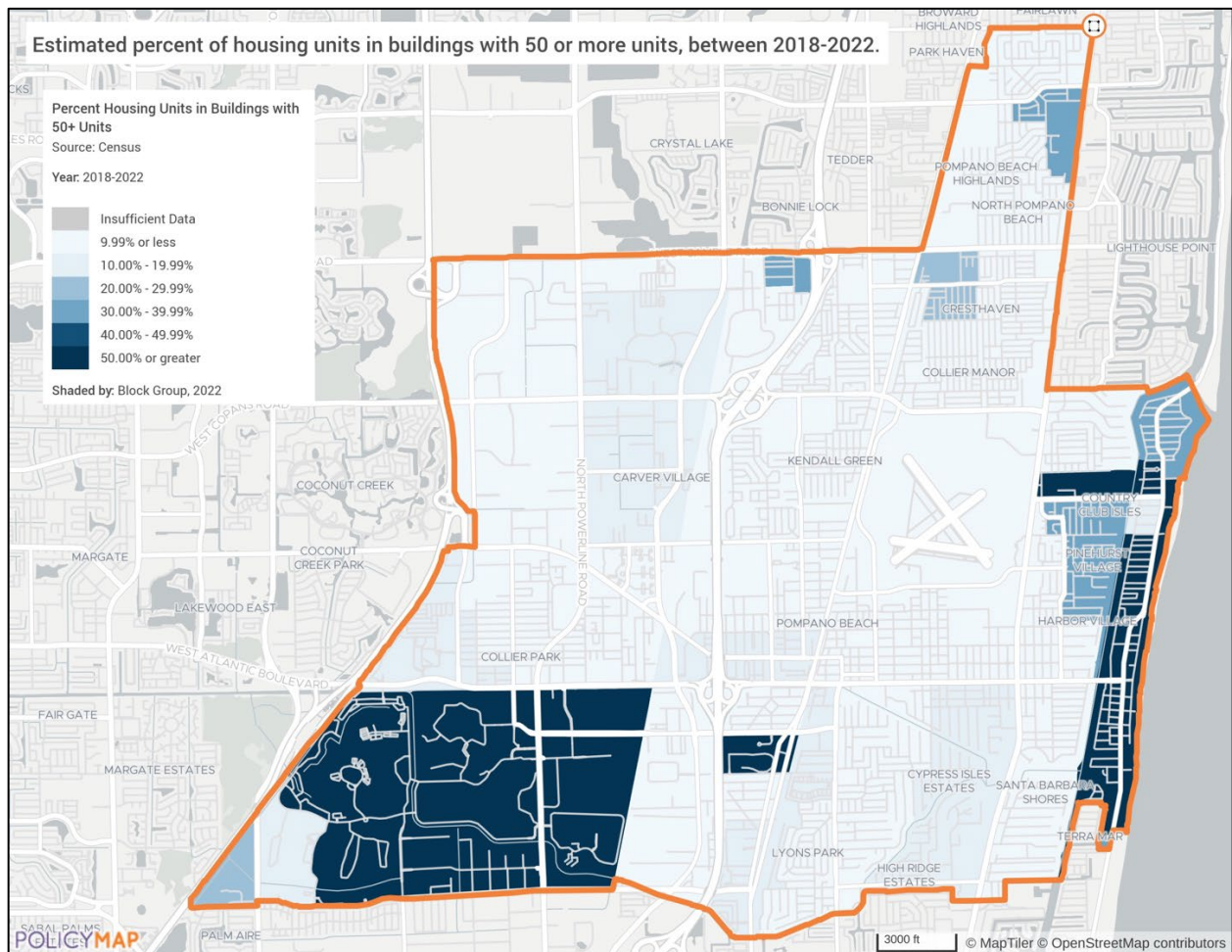
Multifamily Developments 20-49 Units

Medium multifamily developments, defined as buildings with between 20 and 49 residential units, are less common than small multifamily developments. However, there are areas within Pompano Beach where this building type is notably prevalent. For example, southeast of the Collier Park area features a significant concentration of medium multifamily developments, with more than 25% of the housing stock comprising this type of structure.



Multifamily Developments 50+ Units

Large multifamily developments, defined as those with over 50 residential units, are relatively common in Pompano Beach, especially along the coastline. Notably, the majority of the coastal area between the Intracoastal Waterway and the Atlantic Ocean features a significant portion of these large developments. It is common across Florida for large multifamily developments to be found in areas closest to the coast for ocean views. These areas also tend to have a higher concentration of luxury multifamily apartment buildings. Additionally, neighborhoods in the southwestern portion of Pompano Beach also have a substantial concentration of large multifamily buildings. In these areas, 50% or more of the housing stock consists of large multifamily developments.



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1602	4%	6,379	31%
1 bedroom	11,487	25%	9,567	46%
2 bedrooms	8,812	19%	3,202	16%
3 or more bedrooms	23,861	52%	1,453	7%
Total	45,762	100%	20,601	100%

Table 27 – Unit Size by Tenure

Alternate Data Source Name:
2018-2022 ACS

In Pompano Beach, there is a notable difference in the size of units between homeowners and renters. Owner-occupied units generally tend to be larger, with 52% of these units having 3 or more bedrooms. In contrast, only 7% of rental units fall into this category. Conversely, a significantly smaller proportion of homeowner units are 1 bedroom or smaller, at just 4%, whereas 31% of rental units are in this size category. This indicates that rental units are more likely to be smaller in size compared to those occupied by homeowners.

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

As of the most recent data from the Florida Housing Data Clearinghouse which is produced by the Shimberg Center for Housing Studies and was established at the University of Florida, there are 55 properties with assisted housing in Pompano Beach. This includes a mix of properties that receive various forms of housing assistance, such as Section 8 vouchers, low-income housing tax credits, and other subsidy programs.

As of the latest available data from the Florida Housing Data Clearinghouse, here is a breakdown of assisted housing units in Pompano Beach, FL:

- **Low-Income Housing Tax Credit (LIHTC) Properties:**
 - Units: 1,108
- **Section 8 Housing Choice Vouchers:**
 - Units: 1,074
- **Public Housing:**
 - Units: 645
- **Project-Based Section 8:**
 - Units: 1,288
- **HUD-Subsidized Housing:**
 - Units: 551
- **Affordable Housing Developments:**
 - Units: Included in LIHTC and HUD-Subsidized totals

- **Assisted Living Facilities:**
 - **Units:** 144

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

An assessment of units expected to be lost from the affordable housing inventory in Pompano Beach, including the type of housing, is crucial for understanding the potential impacts on the city's affordable housing stock. Below is a summary of properties at risk, based on HUD's Multifamily Assistance and Section 8 Contracts database:

1. Property Name: Pompano Beach Villas

- **Number of Units:** 120
- **Housing Type:** Multi-family apartments
- **Reason for Loss:** Expiration of Section 8 contract in the next 2 years. These multi-family units are at risk if the contract is not renewed, or if the owner decides to convert the units to market-rate housing.

2. Property Name: Crystal Lake Apartments

- **Number of Units:** 85
- **Housing Type:** Multi-family apartments
- **Reason for Loss:** Potential non-renewal of the Low-Income Housing Tax Credit (LIHTC) compliance period. As the compliance period ends, the owner may opt to transition these multi-family units to market-rate, reducing the availability of affordable housing.

3. Property Name: Oceanview Towers

- **Number of Units:** 100
- **Housing Type:** Senior housing (multi-family)
- **Reason for Loss:** Expiration of Section 8 contract. These senior housing units are at risk due to the contract's upcoming expiration within the next 3 years, which could lead to a conversion to market-rate housing.

4. Property Name: Sand Dunes Apartments

- **Number of Units:** 60
- **Housing Type:** Multi-family apartments
- **Reason for Loss:** Owner's decision to opt out of the Section 8 program. The opt-out decision is linked to rising property values and the potential for higher income through market-rate leasing, affecting these multi-family units.

5. Property Name: Cypress Gardens

- **Number of Units:** 95
- **Housing Type:** Multi-family apartments

- **Reason for Loss:** Expiration of the Project-Based Section 8 contract. These multi-family units may transition to market-rate housing unless the contract is renewed.

In total, approximately **460 units** of affordable multi-family and senior housing in Pompano Beach are at risk of being lost due to various factors such as the expiration of Section 8 contracts, the end of LIHTC compliance periods, and owner decisions to convert units to market-rate housing. This potential loss highlights the urgent need for strategies to preserve these units, including contract renewals, policy interventions, and the development of new affordable housing options to prevent displacement of low- and moderate-income residents.

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

Like many communities across the country, Pompano Beach faces significant challenges related to housing affordability. According to the Needs Assessment, over 5,000 households to include both renters and homeowners in the city are cost burdened indicating that needs are not being adequately met. With the number of possible affordable rental units set to expire, this will only increase this number of households.

Describe the need for specific types of housing:

The city's supply of owner-occupied housing with 3 or more bedrooms doubles the limited number of owner-occupied units with fewer than two bedrooms. Smaller units tend to be more affordable and attractive to new homeowners or retired residents who are looking to downsize. If these units are not available, then residents will need to move outside the city or live in substandard housing. There is also a lack of larger rental units that may be necessary for families with three or more children. Without these housing options for many households will live in overcrowded households.

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

Introduction:

The following section provides an in-depth analysis of housing costs for both homeowners and renters in Pompano Beach. This review includes an examination of current home values and rental rates, alongside recent trends and changes in these figures. Additionally, the section evaluates the affordability of the existing housing stock relative to the income levels of residents within the jurisdiction, highlighting the alignment or disparity between housing costs and the financial capabilities of the local population.

Cost of Housing

	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	172,600	293,300	70%
Median Contract Rent	920	1,365	48%

Table 28 - Cost of Housing

Alternate Data Source Name:
2008-2012 ACS, 2018-2022 ACS

From 2012 to 2022, the median home value in Pompano Beach increased by 70%, rising from \$172,600 to \$293,300. When adjusted for inflation using the inflation-adjusted value formula, the 2012 value equates to \$220,007 in 2022 dollars, indicating a significant real increase in home prices. Meanwhile, median rent increased by 48%, from \$920 to \$1,365. Based on the inflation-adjust rent formula, the 2022 median rent would be \$1,173 indicating an abnormal growth in rental rates during this period. This gap underscores the growing disparity between property values and rental affordability in the city.

Rent Paid	Number	%
Less than \$500	491	2%
\$500-999	2,136	10%
\$1,000-1,499	7,450	36%
\$1,500-1,999	6,686	32%
\$2,000 or more	4,120	20%
Total	20,883	100%

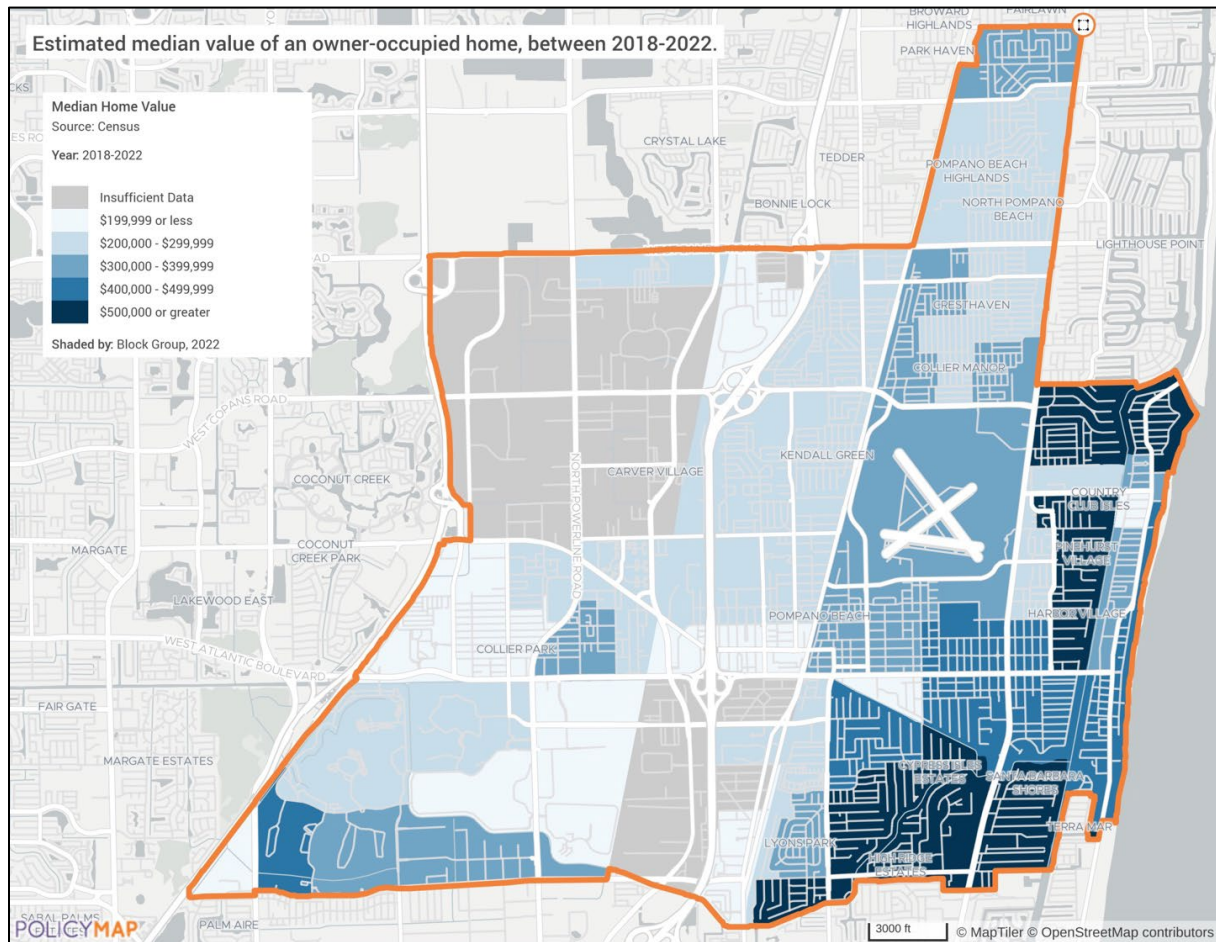
Table 29 - Rent Paid

Alternate Data Source Name:
2018-2022 ACS

The largest price cohort for rental properties in Pompano Beach falls within the \$1,000 to \$1,499 range, representing 36% of all rental properties in the city. Approximately 50% of all renters pay more than \$1,500 per month, reflecting a significant portion of the rental market. Conversely, only about 2% of renters pay less than \$500 per month. A substantial portion of renters are experiencing higher rental costs.

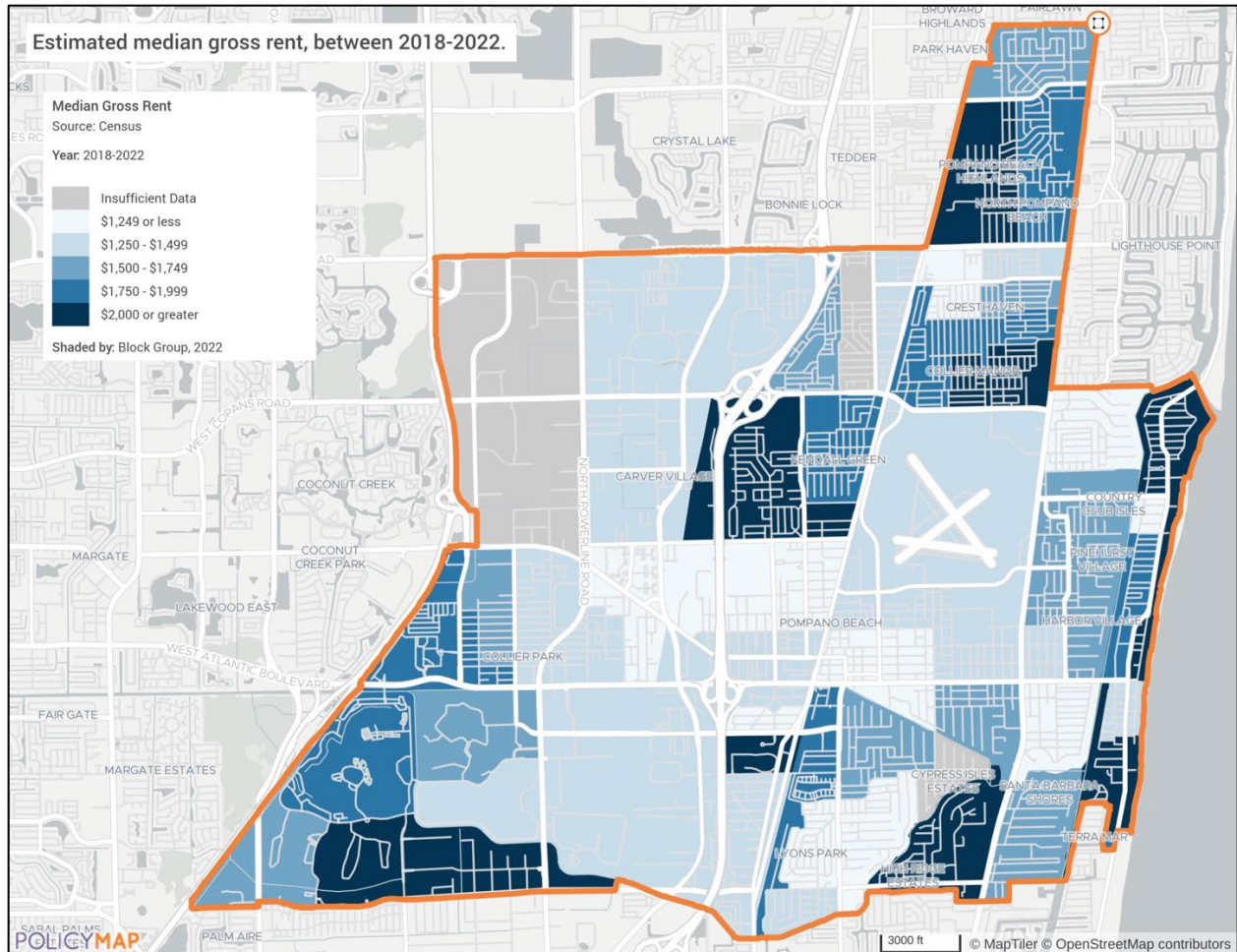
Median Home Values

The map below shows median home values by census tract in Pompano Beach, revealing distinct geographic patterns. Coastal areas have higher home values, often exceeding \$500,000, reflecting the desirability of waterfront properties. In contrast, inland tracts have significantly lower median home values, some under \$200,000, highlighting the economic divide between affluent coastal regions and more affordable inland areas. The coastal sections have also experienced steady population growth from 2018 to 2022, further accentuating these differences in home values.



Median Rent

The map below displays the median rent by census tract across Pompano Beach. Rental rates exceeding \$2,000 per month are concentrated in several areas, particularly along the coast and in pockets of the southwestern and northern parts of the city. These higher rental rates reflect the desirability and premium associated with coastal and well-located properties. Conversely, tracts with lower median gross rents, reported to be less than \$1,249, are predominantly situated in central areas of Pompano Beach. This distribution illustrates the variance in rental affordability throughout the city, highlighting the contrast between high-rent coastal regions and more affordable central areas.



Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	465	No Data
50% HAMFI	1,950	2,005
80% HAMFI	10,545	7,039
100% HAMFI	No Data	10,084
Total	12,960	19,128

Table 30 - Housing Affordability

Data Source: 2016-2020 CHAS

Throughout the City, there are limited affordable housing options available for low-income residents, especially in terms of owner-occupied housing. For very low-income households, defined as those earning between 30% and 50% of the Area Median Income (AMI), there are approximately 2,005 affordable owner-occupied units and around 1,950 rental units. This totals approximately 3,955 affordable units. This number of units is nearly adequate to meet the needs of the almost 4,000 households earning 50% of the Area Median Family Income (HAMFI) or less. However, the close match between the number of affordable units and the number of qualifying households highlights the tight supply and suggests that any fluctuations in housing availability or demand could significantly impact housing stability for this income group.

Monthly Rent

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

Table 31 – Monthly Rent

Alternate Data Source Name:

HUD 2024 FMR and HOME Rents

Data Source Comments: The City of Pompano Beach is located within the Fort Lauderdale, FL HUD Metro FMR Area.

Fair Market Rents (FMRs), set by HUD, determine payment standards for various HUD programs and are estimated annually for metropolitan areas and nonmetropolitan counties. HOME Rent Limits, based on these FMRs, cap the maximum rent for units receiving HOME program assistance, specifically for new leases.

Pompano Beach falls within the Fort Lauderdale, FL HUD Metro FMR Area, so the applicable FMRs and HOME Rent Limits are standardized across all municipalities in this area, ensuring consistent rental pricing and affordability throughout this region.

Is there sufficient housing for households at all income levels?

From a quantitative standpoint, there are ample units in the region to house the population. However, high home values and rents result in much of the housing stock being unaffordable for large portions of the population. There is not sufficient housing for households at all income levels, and more housing is particularly needed for low-income households. For extremely low-income households (0-30% AMI) and very low-income households (30-50% AMI), there is a notable shortage of affordable rental units, with only 4,400 units available compared to approximately 14,315 households in these two cohorts. There is an estimated surplus of affordable housing for low-income (51-80% AMI), and moderate-income (81-120% AMI) households, indicating that these groups have ample housing options. However, this surplus often leads low- and moderate-income households to occupy housing units that are affordable to the very low-income households (0-50% AMI), effectively removing these units from the market for those most in need and exacerbating affordability challenges for the lowest income tiers. Note, specific data on rental availability for moderate-income and above-moderate-income households is limited; the available data on existing owner-occupied units suggest that these renter groups are less affected by housing shortages.

- **Extremely Low-Income (0-30% AMI):** There is a significant shortage of rental units, and the adequacy of owner-occupied units remains unclear. Overall, there is a critical need for more affordable housing options in this income category.
- **Very Low-Income (30-50% AMI):** The available affordable housing units (rental and owner-occupied) are nearly sufficient to meet the demand.
- **Low-Income (51-80% AMI):** There is ample affordable housing available, with a substantial surplus of rental and owner-occupied units.
- **Moderate-Income (81-120% AMI):** The number of available owner-occupied units exceeds the number of households, suggesting sufficient supply. Rental unit availability is unknown but is likely less critical for this group.

Overall, the city does not currently have enough housing for residents at all income levels. Affordability continues to be a problem, particularly for low-income households. Rents and home values are increasing more quickly than incomes, and the population continues to grow more quickly than the housing stock.

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

The housing affordability landscape in Pompano Beach has shifted notably from 2012 to 2022, with median home values rising by 70% from \$172,600 to \$293,300, and median rents increasing by 48% from \$920 to \$1,365. This significant increase in home values, which outpaced rent growth, highlights a growing gap between housing costs and affordability. Moving forward, the continued rise in home values and rents is expected to worsen affordability issues. Homeownership will become increasingly out of reach for lower and moderate-income households, leading to greater dependence on rental housing and assistance programs. Renters will likely face heightened affordability challenges and potential housing instability. Additionally, rising property values can drive gentrification, displacing existing residents and widening the affordability gap. To mitigate these impacts, it will be essential to expand affordable housing options, enhance rental assistance programs, and implement policies to control housing cost increases.

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

In Pompano Beach, the averaged median contract rent in 2018-2022 for all units was \$1,527.00. This figure falls between the Fair Market Rent (FMR) for a 1-bedroom unit and the FMR for a 2-bedroom unit. It is also higher than the High HOME Rent for a 4-bedroom unit. This indicates that the median rent is higher than HOME Rents, which are designed to be more affordable for low-income households. Understanding the relationship between AMR, FMR, and HOME Rents is crucial for the city. It highlights the affordability challenges faced by many renters and can guide strategic decisions in allocating grant funds and resources to support affordable housing programs effectively. By targeting assistance to areas where the gap between the median rent and affordable rent limits is widest, the city can better address the needs of its residents and improve housing affordability.

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

Introduction

The tables and maps below offer a detailed examination of housing conditions across Pompano Beach, focusing on factors such as the age of housing units, vacancy rates, and the prevalence of housing problems. HUD identifies four key conditions that are considered “housing problems”: (1) homes lacking complete or adequate kitchen facilities, (2) homes lacking complete or adequate plumbing facilities, (3) overcrowded homes, defined as those with more than one person per room, and (4) cost-burdened households, where more than 30% of income is spent on housing costs. These indicators help assess the overall quality and affordability of housing in the City, providing a foundation for addressing and improving housing conditions.

Definitions

For the purposes of this plan, units are in “standard condition” when the unit is in compliance with the local building code, which is based on the International Building Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis the lack of a complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are in “substandard condition but suitable for rehabilitation” when the unit is out of compliance with one or more code violations, and it is both financially and structurally feasible to rehabilitate the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,097	33%	12,361	57%
With two selected Conditions	82	0%	1,121	5%
With three selected Conditions	22	0%	74	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,226	66%	8,055	37%
Total	24,427	100%	21,611	100%

Table 32 - Condition of Units

Alternate Data Source Name:
2018-2022 ACS

The 2018-2022 ACS data indicates that renter-occupied housing units in Pompano Beach face significantly more quality issues compared to owner-occupied units. Specifically, 57% of renter-occupied units have one selected housing condition, and 5% have two conditions, suggesting prevalent issues in the rental sector. In contrast, only 37% of renter-occupied units have no selected conditions, highlighting a need for improvement in rental housing quality.

In comparison, owner-occupied units are in relatively better condition, with 66% of these units having no selected housing conditions. About 33% of owner-occupied units report one condition, while less than 1% have two or more conditions. This data reflects that while there are issues in both sectors, renter-occupied units are more likely to face housing quality challenges, indicating a greater need for targeted interventions in the rental market.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,718	7%	4,245	20%
1980-1999	4,621	19%	4,789	22%
1950-1979	17,533	72%	12,133	56%
Before 1950	555	2%	444	2%
Total	24,427	100%	21,611	100%

Table 33 – Year Unit Built

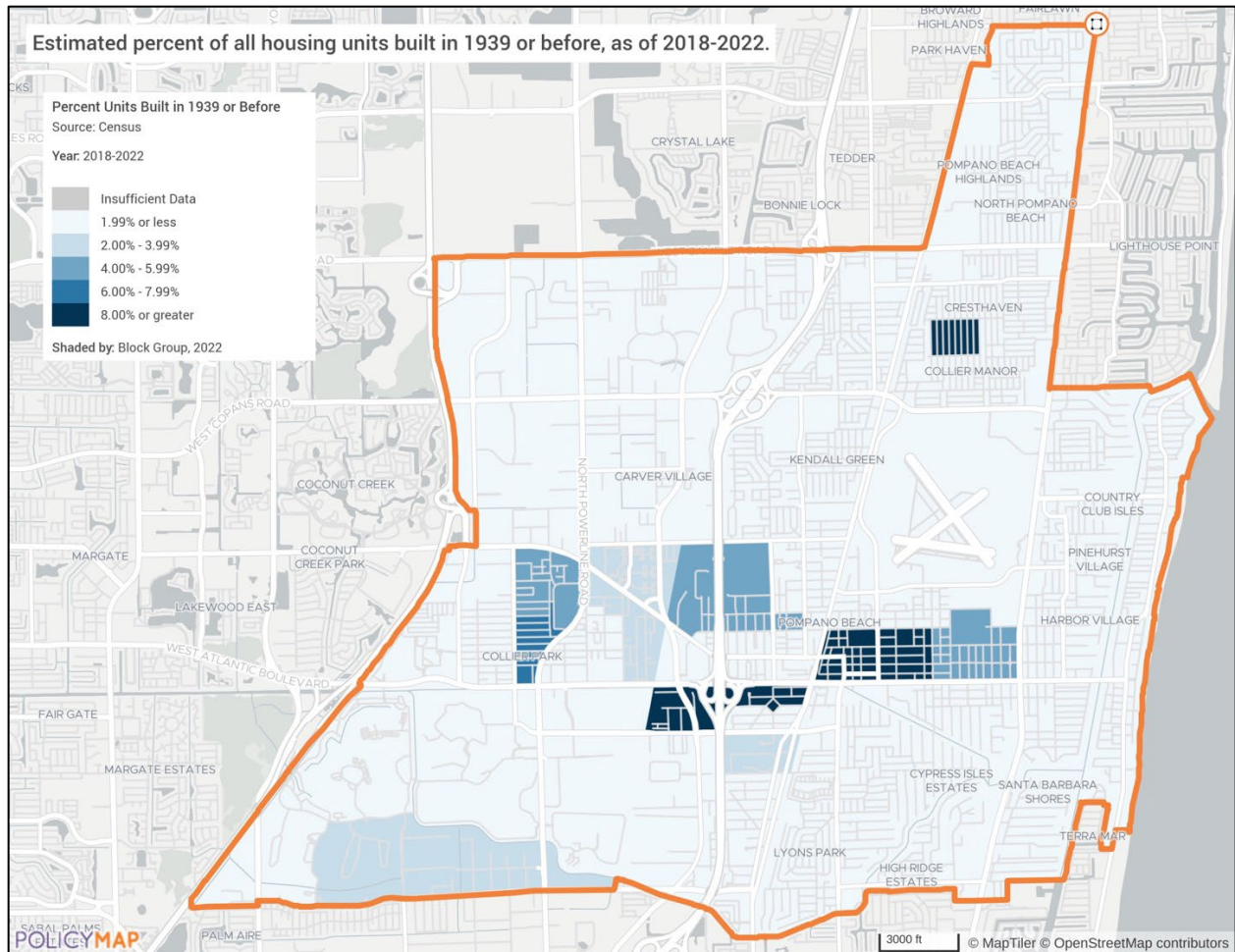
Alternate Data Source Name:
2018-2022 ACS

A significant portion of Pompano Beach's housing stock is aging, with 72% of owner-occupied units and 56% of renter-occupied units built between 1950 and 1979. These older units are more likely to present various environmental hazards, such as the presence of lead-based paint, asbestos in insulation or flooring, and outdated plumbing that may contain lead pipes. These hazards pose significant health risks, particularly in homes that have not undergone recent renovations or abatement efforts.

Additionally, housing units constructed before 1950, which account for 2% of both owner-occupied and renter-occupied units, may have even higher risks associated with outdated building materials and infrastructure. In contrast, units that were more recently constructed, particularly the 7% of owner-occupied and 20% of renter-occupied units built since 2000, are less likely to contain these hazardous materials due to modern building codes and regulations. This data underscores the need for targeted inspections, renovations, and remediation efforts in older housing to mitigate these risks and ensure a safer living environment for residents.

Housing Units Built Before 1940

Units built prior to 1940 are predominantly concentrated in the eastern part of Pompano Beach, with notable concentrations in the lower central portion near the I-95 and West Atlantic Blvd Interchange, as well as the Cresthaven neighborhoods. As housing demand has grown, the production of newer homes has shifted westward, away from the coastal areas. This westward expansion reflects a trend where newer developments are increasingly located further from the ocean, while older housing stock remains concentrated in the city's eastern regions.



Housing Units Built Before 1980

Units built prior to 1980 are spread across most of Pompano Beach, especially in the eastern half of the City. As housing demand has increased, newer home construction has increasingly moved westward, away from the coastal areas. This shift in development patterns underscores a trend where new housing projects are being situated further inland, while the older housing stock remains concentrated in the eastern sections of the city.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	12,781	0	12,781
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

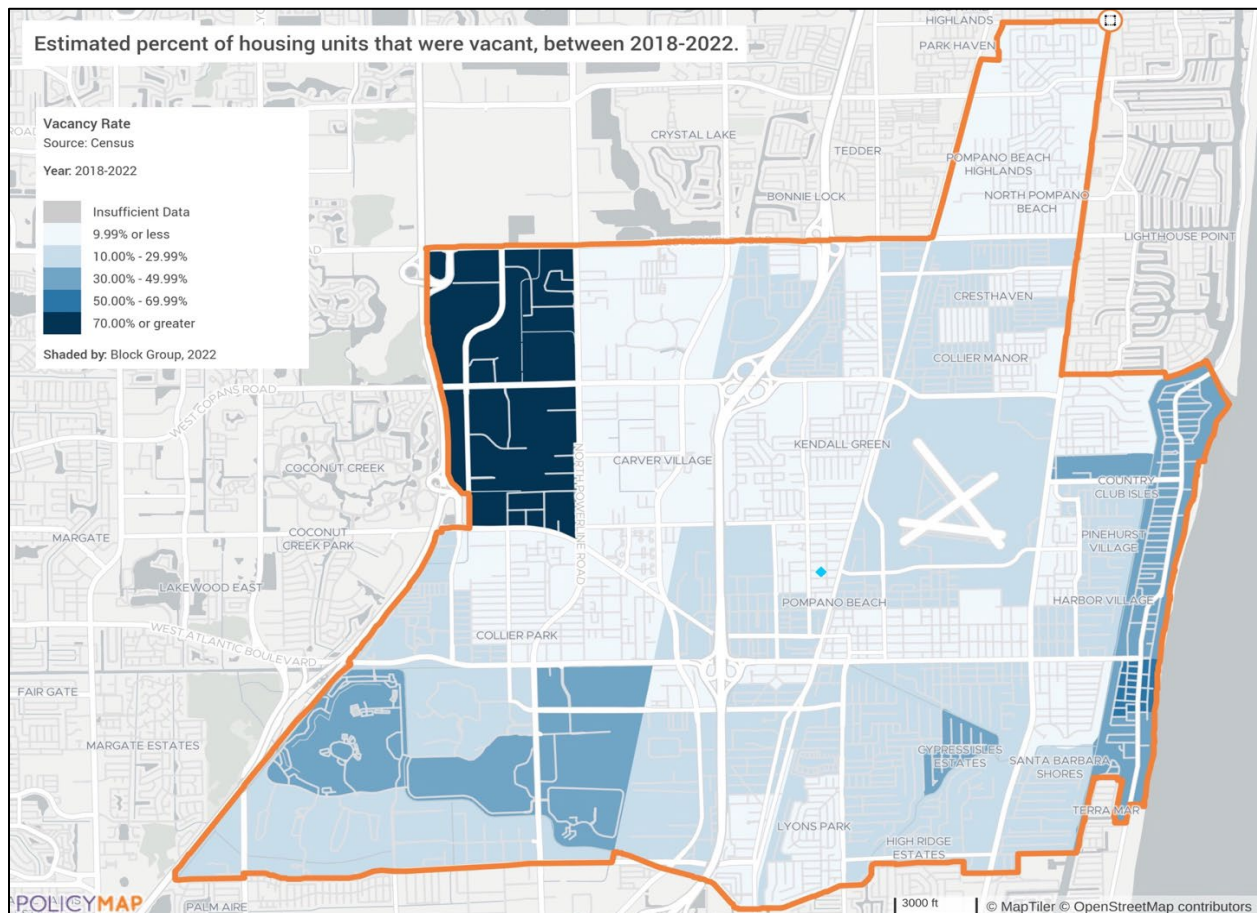
Alternate Data Source Name:

2018-2022 ACS

Data Source Comments: The total number of vacant units for rent, for sale, and seasonal is provided by the ACS. The County does not keep data on Abandoned Vacant Units or REO properties.

Vacancy Rate

The map below illustrates average housing vacancy rates across Pompano Beach, revealing that the northwestern part of the city has the highest vacancy rate. This region is characterized by a prevalence of older homes built before 1979 and a relatively low percentage of multifamily housing units. The high vacancy rate in this area may be attributed to the aging housing stock and limited variety in housing types, which could impact its attractiveness to potential renters or buyers.



Need for Owner and Rental Rehabilitation

In Pompano Beach, there is a significant need for both owner and rental rehabilitation due to the prevalence of older housing units and high vacancy rates. Homes built before 1980 may contain lead-based paint hazards and many are likely in need of updates to meet modern health and safety standards. This need is underscored by the high vacancy rates in the northwestern part of the city, where the combination of outdated infrastructure and a low percentage of multifamily homes suggests that rehabilitation could attract new residents and reduce vacancies. Additionally, about 3,000 rental units in the city, occupied by households with young children, are at risk for lead-based paint exposure. Addressing these issues through targeted rehabilitation efforts is crucial for improving living conditions, ensuring safety, and revitalizing older properties in Pompano Beach.

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

To estimate the number of housing units in the jurisdiction occupied by low- or moderate-income families that may contain lead-based paint hazards, this report assumes that homes by year built are distributed evenly across income categories, as no federal or local data exists to describe otherwise. In Pompano Beach, it is estimated that approximately 16,000 housing units occupied by low- or moderate-income families. As noted previously, citywide, approximately 3,000 of these homes have children under the age of 6 present, though the breakdown of income levels is not available. By focusing on these units, targeted lead hazard remediation can be prioritized to protect the health and safety of at-risk populations within the city.

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

Introduction:

Public housing is designed to offer safe and adequate rental accommodations for eligible low- and moderate-income families, elderly individuals, and persons with disabilities. This section provides an analysis of the quantity and physical condition of the public housing units administered by the Pompano Beach Housing Authority.

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	1,096			0	0	0
# of accessible units									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

According to the 2024 Annual Plan for the Pompano Beach Housing Authority, the city's public housing inventory includes four key developments: Golden Acres, Golden Villas & Golden Square, Ben Turner Ridge, and Provident Place. These developments collectively provide approximately 600 assisted housing units. In addition to these public housing units, the Housing Authority administers 1,096 Housing Choice Vouchers (Section 8), currently in use to support low-income families, seniors, and disabled individuals across the city. The Housing Authority is focused on maintaining and expanding its inventory to meet the increasing demand for affordable housing in Pompano Beach.

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:

Based on the 2024 Annual Plan for the Pompano Beach Housing Authority, the number and physical condition of public housing units are as follows:

1. Golden Acres

- **Assisted Units:** 200 units (180 occupied, 20 available)
- **Condition:** Good overall, with ongoing maintenance and renovations to address aging infrastructure.

2. Golden Villas & Golden Square

- **Assisted Units:** 150 units (145 occupied, 5 available)
- **Condition:** Well-maintained, with recent upgrades focused on safety and habitability standards for multi-family housing.

3. Ben Turner Ridge

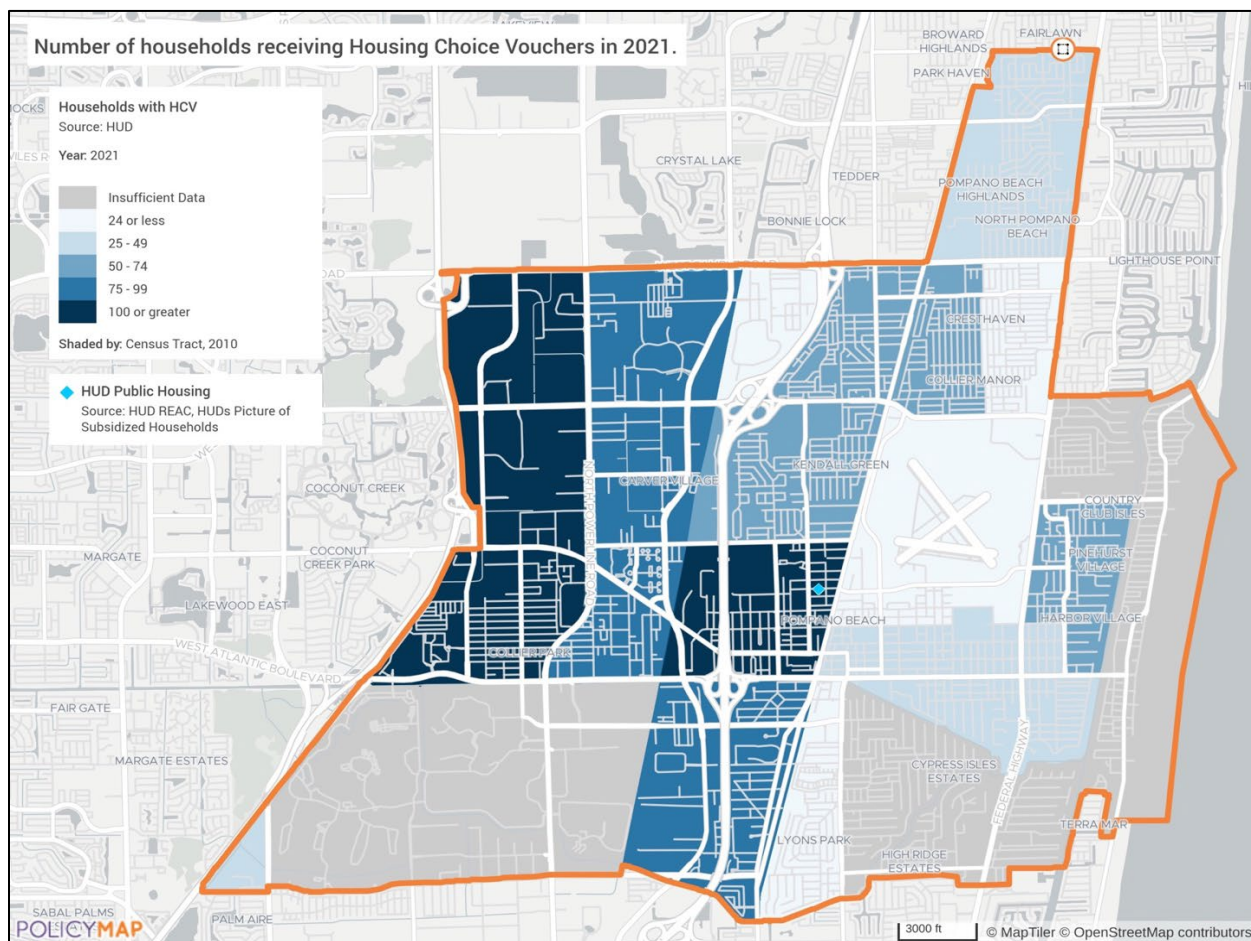
- **Assisted Units:** 100 units (95 occupied, 5 available)
- **Condition:** Regularly maintained with recent safety and modernization upgrades, serving both families and seniors.

4. Provident Place

- **Assisted Units:** 150 units (140 occupied, 10 available)
- **Condition:** Sound, with continuous upgrades to improve living conditions for elderly and disabled residents.

In Summary, the Pompano Beach Housing Authority oversees a total of 600 assisted housing units, with 560 units currently occupied and 40 units available across the four developments. These properties are regularly maintained and upgraded to ensure they meet safety standards and provide a high quality of life for residents. The ongoing participation in the Public Housing Agency Plan ensures that these units remain in good condition and continue to serve the affordable housing needs of the community.

Housing Choice Vouchers



In Pompano Beach, the use of housing choice vouchers is relatively uncommon, with their utilization concentrated almost entirely in the central and western parts of the city. Even within these areas, the prevalence of housing choice vouchers remains low, with fewer than 100 households per census tract using them in most cases.

Public Housing Condition

Public Housing Development	Average Inspection Score
ST. JOSEPH MANOR	94
OAKS AT POMPAÑO (THE)	91
EAGLE POINTE	85
ISLAND CLUB APARTMENTS	83
NEW VISTAS	81
ST. ELIZABETH GARDENS	75

Table 37 - Public Housing Condition

Data Note: Multi-Family Physical Inspection Scores, not owned by the Pompano Housing Authority

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

The public housing units within the jurisdiction of Pompano Beach require substantial restoration and revitalization to meet contemporary standards for safety, habitability, and energy efficiency. Many units are aging, with outdated plumbing, electrical systems, and HVAC units that need modernization. Additionally, external facades and common areas exhibit signs of wear, necessitating improvements in lighting, security, and accessibility, particularly to better serve elderly residents and individuals with disabilities.

Restoration efforts also need to address environmental issues such as the presence of lead-based paint, asbestos, and other hazardous materials that are common in older buildings. Modernization should include energy-efficient upgrades, such as new windows, improved insulation, and the installation of energy-saving appliances, which would enhance living conditions and reduce utility costs for residents.

These restoration and revitalization initiatives are essential for ensuring the longevity of the public housing stock and maintaining its role in providing safe, decent, and affordable housing for low- and moderate-income families, the elderly, and persons with disabilities in Pompano Beach.

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

The Pompano Beach Housing Authority's strategy for improving the living environment of low- and moderate-income families, as outlined in the 2024 Annual Plan, focuses on several key areas:

- **Housing Quality and Maintenance Improvements:** PBHA is committed to regular maintenance and modernization of public housing units, including safety upgrades like hurricane-resistant windows and energy-efficient systems. These improvements ensure that the housing stock remains safe, functional, and cost-effective for residents.
- **Access to Supportive Services:** The agency offers job training, financial literacy workshops, and health resources to help residents achieve greater self-sufficiency. By partnering with local organizations, PBHA expands the range of available services, enhancing residents' overall quality of life.
- **Community Building and Engagement:** PBHA promotes resident councils and organizes community events to foster a strong sense of community and encourage resident involvement in decision-making processes related to their living environment.
- **Expansion and Preservation of Affordable Housing:** The plan includes the development of new affordable housing units and the preservation of existing ones through ongoing maintenance and the renewal of expiring Section 8 contracts to prevent the loss of affordable housing.

These strategies aim to significantly improve the living conditions and community environment for low- and moderate-income families residing in public housing in Pompano Beach.

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

Introduction

Broward County offers a comprehensive network of services and resources to assist residents experiencing homelessness, catering to a diverse population that includes families with children, the elderly, and individuals with disabilities. These services encompass a range of support mechanisms, including homeless shelters that provide temporary housing, food banks, and health clinics. In addition to meeting basic needs, many shelters offer specialized services such as alcohol and drug rehabilitation programs, as well as mental health clinics. Employment support and case management are also integral parts of the system, helping individuals work towards stability and self-sufficiency. This coordinated effort, which spans the entire FL-601 Ft. Lauderdale/Broward County Continuum of Care (CoC), ensures that the homeless population receives the comprehensive support needed to address both immediate challenges and long-term goals.

The data provided in this section comes primarily from the CoC's 2023 Point-In-Time Count and Housing Inventory Count reports. This data covers the entire service area of the CoC, not just Pompano Beach.

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)	277	0	148	235	0
Households with Only Adults	596	0	103	934	0
Chronically Homeless Households	0	0	0	741	0
Veterans	0	0	45	8	0
Unaccompanied Youth	0	0	14	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Alternative Data Source: HUD 2023 Housing Inventory Count Report, FL-601 Ft. Lauderdale/Broward County CoC

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.

In Pompano Beach, several mainstream services complement targeted services for homeless individuals, addressing their health, mental health, and employment needs. Below is a list of these services:

Health Services:

1. **Broward Health** (Multiple Locations) - Provides primary care, preventive screenings, immunizations, and chronic disease management.
2. **Mobile Health Units** – Broward HealthPoint offers medical services directly to homeless individuals in various locations around the city.
3. **Homeless Helpline: 954-563-HELP (4357)** – Assists individuals/families who are experiencing homelessness in Broward County with referrals to emergency shelters and TaskForce locations.
4. **Hope South Florida, Inc. (Family Day Respite)** – Provides Holistic Supportive Services, Housing Services, and Faith Services for the Homeless Population (Meal Services and Day Center are currently on hold as of September 2024 as they are looking to relocate).
5. **Salvation Army (Individual Day Respite) (Referrals through the Homeless Helpline)** - A thrift store that sells donated goods to fund Adult Rehabilitation Centers, accepting donations of clothing, furniture, and other household items, with proceeds supporting the centers that provide help and hope to those struggling with drugs and alcohol.

Mental Health Services:

1. **Henderson Behavioral Health** - Offers counseling, psychiatric evaluations, medication management, and crisis intervention.
2. **Broward County Mental Health Services** - Provides mental health support through community centers and outreach programs, often in partnership with local shelters.
3. **Archways** – Provides Substance Abuse Prevention Programs and Psychosocial Rehabilitation.
4. **Mental Health America of Southeast Florida** – Offers a warmline called the “SETHLINE,” a confidential resource for information, referrals, and understanding.
5. **Rebel’s Drop-In Center** – Provides Social Support, Advocacy and Peer Counseling for individuals recovering from mental health or substance abuse issues.
6. **Silver Impact 954-572-0444 (50 and Older)** - To improve the quality of life for adults ages 50 and older who have mental health, emotional and/or substance abuse challenges; and to educate the community about mental health issues and to reduce the discrimination and stigma attached to persons labeled with psychiatric illness.

Employment Services:

1. **CareerSource Broward** – Offers skills assessment and job placement, job training, resume assistance, employer training and youth programs.
2. **Broward County Workforce Development Program** – Connects those seeking employment with agencies that can directly assist.
3. **Local Nonprofits and Government Agencies** - Collaborate with businesses to create job opportunities specifically for homeless persons, often providing additional support like transportation or childcare assistance.

These services work together to create a comprehensive support system that addresses the diverse needs of homeless individuals in Pompano Beach, helping them move toward stability and independence.

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.

In Pompano Beach, various services and facilities are designed to meet the needs of homeless individuals, including chronically homeless persons, families with children, veterans and their families, and unaccompanied youth. These services are tailored to address the specific challenges faced by these populations, offering both immediate relief and long-term support.

1. Emergency Shelters

- **Broward Partnership for the Homeless (Central Homeless Assistance Center – CHAC & North Homeless Assistance Center- NHAC):** Provides emergency housing and comprehensive rehabilitative services, including case management, for individuals and families. The facility focuses on stabilizing the homeless population by addressing immediate needs such as shelter, food, and medical care while offering pathways to permanent housing.
- **Hope South Florida:** Offers emergency and rapid-rehousing services for homeless families and veterans. This facility provides short-term shelter, meals, and case management services, aiming to transition families into stable housing as quickly as possible.
- **Women in Distress of Broward County:** Temporary emergency shelter to meet not only survivors' immediate needs for safe shelter, food and clothing, but also provides the necessary comprehensive services to empower them to build new, violence-free lives: WID's shelter houses up to 136 individuals (plus 8 cribs) in rooms where families can stay together, while protecting their privacy and providing a secure home for themselves and their children. WID's shelter is among the largest of State certified domestic violence shelters in Florida. A playground is accessible onsite where children can play, form new friendships, and build interactive skills with other children staying in the shelter. Moreover, WID has an onsite pet shelter and provides free veterinary services in partnership with the Humane Society of Broward County. Oftentimes, survivors choose to remain in an abusive situation because they fear the abuser will harm or threaten to harm their pet(s) as a way to manipulate their victim. WID is distinguished among 18% of DV shelters nationwide that can accommodate survivors' pets. When the shelter is at capacity and the victim's lethality risk is high, WID pays for short-term hotel stays until shelter space opens up or other safe housing is located.

2. Transitional Housing

- **The Salvation Army (North and South Homeless Assistance Centers):** These facilities offer transitional housing combined with supportive services, such as job training, financial literacy courses, and substance abuse treatment. The centers are equipped to serve men, women, and families, with specific programs for veterans and their families.

- **Covenant House Florida:** Specializes in providing transitional housing and support services for unaccompanied youth under the age of 21, including young parents with children. The program focuses on helping youth achieve independence through education, job training, and life skills development.

3. Permanent Supportive Housing

- **Broward Housing Solutions:** Offers permanent supportive housing for chronically homeless individuals, particularly those with mental health issues. This program combines affordable housing with access to ongoing mental health services, ensuring residents have the support needed to maintain stable housing.
- **Veterans Affairs Supportive Housing (VASH):** A collaboration between the Department of Veterans Affairs and local housing authorities, providing permanent housing solutions for homeless veterans and their families. The program includes rental assistance vouchers coupled with case management and clinical services provided by the VA.

4. Health and Mental Health Services

- **Henderson Behavioral Health:** Provides mental health and substance abuse services, including crisis intervention and long-term counseling, specifically targeting the homeless population. The organization works closely with shelters and housing programs to ensure continuity of care for individuals transitioning from homelessness.
- **Mobile Health Units:** Operated by local health departments and nonprofits, these units deliver medical care directly to homeless individuals in the community, ensuring access to essential health services, including vaccinations, routine check-ups, and treatment for chronic conditions.

5. Support Services

- **CareerSource Broward:** Offers job training, resume writing assistance, and employment placement services for homeless individuals. The program is designed to help participants achieve economic self-sufficiency by addressing barriers to employment, such as lack of identification, transportation, and job readiness.
- **Gateway Community Outreach:** Provides case management and support services for families at risk of homelessness, including financial assistance, food support, and referrals to housing programs. This service is crucial for preventing homelessness among vulnerable families with children.

These services and facilities are integral to Pompano Beach's strategy for addressing homelessness, offering a continuum of care that ranges from emergency assistance to long-term housing solutions. Each program is designed to meet the unique needs of different homeless populations, ensuring that individuals receive the appropriate support to move toward stability and self-sufficiency.

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

Introduction

Pompano Beach identifies four primary groups with non-homeless special needs: the elderly and frail elderly, individuals with HIV/AIDS and their families, those with alcohol and/or drug addiction, and persons with mental or physical disabilities. Organizations within Pompano Beach assisting these groups were previously discussed in MA-30. This section will detail the characteristics of these groups, their specific needs, and the strategies Pompano Beach employs (or should employ) to meet these needs.

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.

Supportive housing needs within Pompano Beach, encompass a broad spectrum of vulnerable populations, including the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), individuals with alcohol or drug addictions, persons with HIV/AIDS and their families, and public housing residents. Each of these groups requires tailored support to maintain stability and improve their quality of life.

Elderly and Frail Elderly: The elderly, especially those who are frail, often require housing that provides easy access to healthcare services, daily living assistance, and social support networks. Accessibility features such as ramps, handrails, and emergency response systems are critical in these housing environments. In addition, access to nutritious meals, transportation, and opportunities for social interaction are important to prevent isolation and maintain mental and physical health.

Persons with Disabilities: Individuals with physical, mental, or developmental disabilities need housing that is both accessible and accommodating to their specific needs. This includes modifications such as widened doorways, adapted bathrooms, and specialized communication systems. Moreover, these residents benefit from proximity to healthcare providers, mental health services, and support groups that offer counseling, vocational training, and social integration activities.

Persons with Alcohol or Drug Addictions: Housing for individuals recovering from alcohol or drug addictions often includes integrated substance abuse treatment programs, peer support groups, and relapse prevention strategies. These environments are typically designed to be free from triggers and provide a supportive community that encourages sobriety and rehabilitation. Access to mental health services and job training programs is also essential to help these individuals rebuild their lives.

Persons with HIV/AIDS and Their Families: For individuals living with HIV/AIDS, supportive housing must ensure access to comprehensive medical care, including antiretroviral treatment and regular health monitoring. Additionally, these residents often require case management services to navigate the complexities of their healthcare needs, as well as counseling and support groups to manage the emotional and psychological impacts of their condition. Housing that also accommodates the needs of their families is crucial, providing stability and reducing the risk of homelessness.

Overall, the supportive housing needs of these populations in Pompano Beach are multifaceted, requiring a coordinated approach that integrates housing with health care, social services, and community support to ensure that all residents can achieve stability and thrive in their communities.

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

In Pompano Beach, several programs are designed to ensure that individuals returning from mental and physical health institutions receive appropriate supportive housing. These programs focus on providing a continuum of care that transitions individuals from institutional settings back into the community, with the necessary support to maintain stability and prevent homelessness.

1. Reentry Coordination Programs:

- The Turning Point Bridge Community Release Centers (CRC) - Comprised of a Transition Re-Entry Center and Community Release Center, male and female inmates are afforded an opportunity to get their lives back on track. The Transition Re-Entry Center is a Therapeutic Community that provides intensive substance abuse treatment and value-added services to women with a remaining sentence of 24 to 36 months.
- **Broward Sheriff's Office Reentry Division:** The program is designed to assist individuals 18 and over to reintegrate back into the community following release from jail or prison and to assist individuals at-risk for criminal justice involvement. The Division provides its clients with the support mechanisms needed to successfully reside in the community while at the same time monitoring their activity to prevent recidivism. The Division works with the participants to identify and address underlying problems such as substance use, joblessness, and/or mental health concerns that may have contributed to their self-defeating behaviors. The Division has a menu of services available on-site and referral resources off-site to address the client's needs. Each client is assigned a Supervision Specialist who works with him/her to build these services into their daily schedules and then works with them to achieve their goals.

2. Permanent Supportive Housing (PSH):

- **Broward Partnership Pompano** - The Partnership operates the Central Homeless Assistance Center in Fort Lauderdale and the North Homeless Assistance Center in Pompano Beach providing street outreach, 498 beds of emergency shelter, 168 units of scattered-site permanent housing interventions in Broward County, and a complete array of health and social services for men, women and families with children experiencing homelessness.
- **Broward Housing Solutions (BHS):** This program provides permanent supportive housing specifically for individuals with severe mental health issues who are transitioning from institutional care. The housing is integrated with ongoing mental health services, case management, and support for daily living activities, ensuring a stable and supportive environment. BHS is currently serving 358 clients within 197 affordable rental units that are easily accessible to medical, transportation, shopping, employment opportunities, and mental health services.

3. Transitional Housing Programs:

- **Hope South Florida:** This organization offers transitional housing programs for individuals and families, including those with mental health and substance abuse challenges. The program includes case management, life skills training, and connections to long-term housing solutions, which are crucial for those transitioning out of health institutions.
- **Broward County Outreach Center Pompano Beach** - Provides Emergency and Residential Care. The Center is a state-of-the-art 200 bed homeless assistance center designed to be an eight-week, full service homeless shelter, with an average stay of sixty days, for homeless men, women and children in North Broward County. Services include case management; food pantry; education/GED on-site; substance abuse counseling; and life skill classes. The program is designed to be an eight-week, full-service homeless shelter, with an average stay of sixty days. This county facility is managed by the staff of the Broward Outreach Center. Day services are provided by Saint Lawrence Chapel.

4. Health and Human Services Integration:

- **Legacy Healing Center** – Offers Aftercare Support Program, First Responders Treatment, Intensive Outpatient Program, Outpatient Program, Medication Assisted Treatment, Partial Hospitalization Program, Sober Living, Family Program, Veterans Affairs Treatment, and Inpatient Program.
- **1st Step Behavioral Health** – Offers Addiction Therapy, Co-Occurring Disorders, Drug Detox, Dual Diagnosis Treatment, Intensive Outpatient Rehab, Outpatient Rehab, Residential Treatment, Partial Hospitalization Program, Sober Living, Treatment for Veterans, Psychotherapy, and Inpatient Rehab.
- **Banyan** – Offers Medical Detox, Partial Hospitalization, Intensive Outpatient, Outpatient, Residential Treatment, and Intensive Inpatient.
- **New Season (Pompano Treatment Center)** – Offers Opioid Addiction Counseling and Treatment Programs, Telehealth Care, and Mobile Medication Unit.

The Ft. Lauderdale/Broward County Continuum of Care (CoC) coordinates with various agencies to provide supportive housing for individuals exiting health institutions. This system prioritizes those with the highest needs, ensuring that individuals with chronic health issues, mental illness, or physical disabilities receive housing that includes comprehensive support services to aid in their recovery and reintegration into the community.

These programs work collaboratively to ensure that individuals returning from mental and physical health institutions in Pompano Beach have access to appropriate supportive housing, reducing the risk of homelessness and promoting long-term stability and well-being.

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

The City will fund a variety of nonprofit organizations that provide vital services to the special need's population. Services will include health care services, after-school programs, and other supportive services through approved non-profit partners, as well as housing rehabilitation. Goals include:

1A Housing Rehabilitation

1B Affordable Housing Opportunity

2A Services for LMI & Special Needs

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

Not applicable.

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

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

The City's 2025 Analysis of Impediments to Fair Housing Choice identified the following negative effects of public policies on affordable housing and residential investment:

- Shortage of affordable housing
- Shortage of housing vouchers
- Above average poverty rate and wide variance in household incomes
- Shortage of workforce housing in the Community Redevelopment Agency Area
- Projected increase in the housing affordability gap

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

Introduction

This section examines the economic development landscape of Pompano Beach, providing a comprehensive overview of business sector employment across the city. It includes detailed analysis of key indicators such as unemployment rates, commuting times, and educational attainment, offering a thorough understanding of the factors influencing the local economy. The table below presents data on the distribution of employment across various business sectors, highlighting the city's economic diversity and areas of growth.

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	97	22	0	0	0
Arts, Entertainment, Accommodations	5,918	5,372	11	9	-2
Construction	6,351	9,609	12	16	4
Education and Health Care Services	7,790	4,686	15	8	-7
Finance, Insurance, and Real Estate	3,518	2,249	7	4	-3
Information	1,022	835	2	1	-1
Manufacturing	3,234	6,320	6	11	5
Other Services	3,109	1,987	6	3	-3
Professional, Scientific, Management Services	8,687	8,370	17	14	-3
Public Administration	1,712	1,117	3	2	-1
Retail Trade	6,396	8,086	12	13	1
Transportation and Warehousing	2,628	2,875	5	5	0
Wholesale Trade	1,676	8,630	3	14	11
Total	52,138	60,158	--	--	--

Table 39 - Business Activity

Alternate Data Source Name:

2018-2022 ACS (Workers), 2021 LEHD (Jobs)

Data Source Comments: The most recent data for LEHD was from 2021. The 2018-2022 ACS was used for comparison.

In the above table the prevalence of both workers and jobs by sector is presented. There are nearly 8,000 more jobs than there are workers. The largest gap is the Construction, Manufacturing, and Wholesale Trade. There are nearly 25,000 jobs in this sector making up 41% of all jobs but only 11,261 workers. In contrast, the Education and Health Care Services sectors present a scenario where there are approximately 3,100 more workers than available jobs. This indicates a potential oversupply of labor in these fields relative to the demand within the city. These dynamics illustrate the complexities of Pompano

Beach's labor market, where certain sectors experience shortages of local labor, necessitating commuting workers, while others have an excess of workers compared to the available employment opportunities.

Labor Force

Total Population in the Civilian Labor Force	58,648
Civilian Employed Population 16 years and over	53,566
Unemployment Rate	3.3%
Unemployment Rate for Ages 16-24	20.4%
Unemployment Rate for Ages 25-65	7.6%

Table 40 - Labor Force

Alternate Data Source Name:

2018-2022 ACS

Data Source Comments: ACS data was used to report the total population in the civilian labor force, civilian employed population 16 years and over and unemployment by age. The BLS reports on annual unemployment rate for 2023.

Unemployment can be measured through various methods, each with its own strengths and limitations. The U.S. Census provides annual unemployment data by census tract, allowing for geographic comparisons, but this data is often two or more years old. In contrast, the Bureau of Labor Statistics (BLS) produces monthly unemployment data that is more current but only available at the city level, lacking the detailed geographic granularity of the Census data. Each method serves different analytical purposes, depending on the need for either precise geographic detail or timely information.

Unemployment

The unemployment trend in the United States from 2010 to 2023 shows significant fluctuations, largely influenced by major economic events. After the Great Recession, the unemployment rate was high, peaking at around 9.4% in 2010. Over the following years, the economy gradually recovered, with the unemployment rate steadily declining to around 4.0% by 2018.

However, the COVID-19 pandemic caused a sharp spike in unemployment in 2020, reaching a peak of 14.7% in April of that year to average around 10.6% in 2020 due to widespread economic shutdowns. As the economy began to reopen and recover, the unemployment rate declined significantly, falling to around 6.7% by the end of 2020.

From 2021 onward, the unemployment rate continued to decrease, reaching pre-pandemic levels by mid-2022, fluctuating between 3.5% and 4.3% through 2023. By the end of 2023, the unemployment rate had stabilized around 3.3%, reflecting a recovery in the labor market, although it remained slightly higher than in the pre-pandemic period.

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
9.4	9.2	8.3	7.1	6.0	5.9	5.3	4.7	4.0	3.6	10.6	6.0	3.5	3.3

Table 41 - Unemployment Rate from 2010 to 2023 (Annual), Not Seasonally Adjusted (BLS)

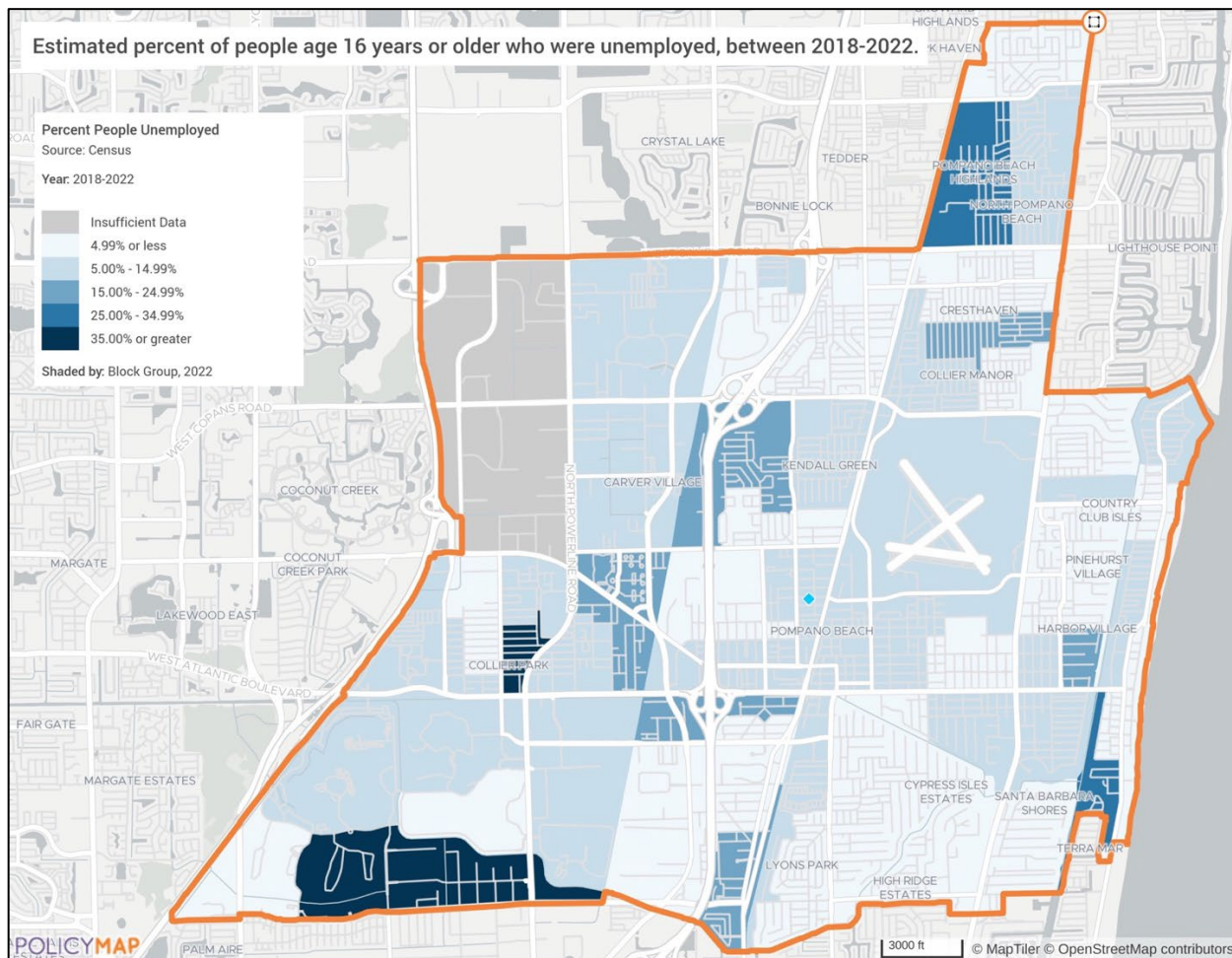
In 2023, the unemployment rate in the United States remained relatively stable, with minor fluctuations observed throughout the year. The year began with an unemployment rate of 3.1% in January, which was among the lowest levels in recent history. Over the course of the year, the unemployment rate fluctuated between 2.6% and 3.8%, reflecting a steady labor market despite ongoing economic challenges. These slight increases in the latter half of the year were not substantial, indicating that the employment situation remained largely stable throughout 2023.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3.1	3.0	3.0	2.6	3.0	3.3	3.5	3.8	3.7	3.6	3.3	3.3

Table 2 - Unemployment Rate from Jan 2023 to Dec 2023, Not Seasonally Adjusted (BLS)

Unemployment Rate

When analyzing the geographic distribution of unemployment in the city, a significant disparity becomes evident, particularly in the southwestern part of the city where the unemployment rate is notably higher. In these areas, some census tracts report unemployment rates of 35% or higher, starkly contrasting with the rest of the city, which generally experiences much lower unemployment rates. This clear difference highlights the economic challenges faced by specific neighborhoods and underscores the need for targeted interventions to address the high levels of unemployment in these more severely affected areas.



Occupations by Sector	Number of People
Management, business and financial	16,760
Farming, fisheries and forestry occupations	34
Service	10,736
Sales and office	12,269
Construction, extraction, maintenance and repair	7,191
Production, transportation and material moving	6,576

Table 42 - Occupations by Sector

Alternate Data Source Name:

2018-2022 ACS

The occupational distribution across various sectors in the city provides insight into the local workforce and commuting patterns. The largest sector, **management, business, and financial occupations**, employs **16,760** individuals, reflecting a significant concentration of professional and administrative roles.

The **sales and office sector** employs **12,269** people, with many of these jobs located in retail centers and office parks. The **service sector**, employing **10,736** individuals, includes roles such as food service and personal care, often characterized by shorter commutes within the city.

In the **construction, extraction, maintenance, and repair sector**, which employs **7,191** workers, commuting times can be more variable, depending on the location of construction sites and maintenance projects, but generally align with citywide averages. The **production, transportation, and material moving sector** employs **6,576** people, with workers often commuting to industrial areas or transportation hubs, typically resulting in commutes of 20 to 30 minutes.

The **farming, fisheries, and forestry occupations** sector, with only **34** individuals employed, is the smallest, reflecting the limited presence of agricultural activities in the urban environment. Overall, commuting times for most workers in the city average between 20 to 30 minutes, with some variation depending on the specific sector and job location. This occupational distribution underscores the City's economic reliance on a diverse array of sectors, each contributing to the local economy in distinct ways.

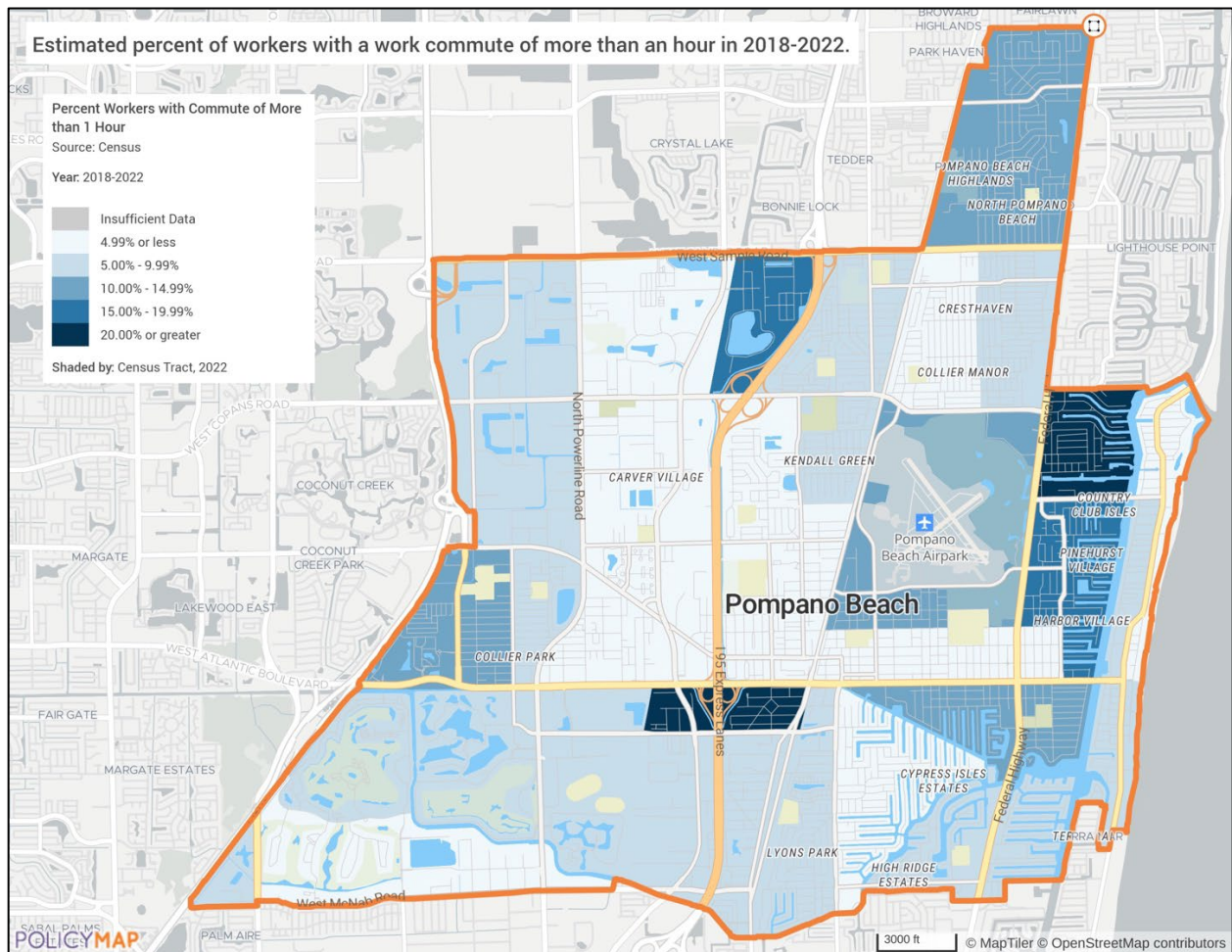
Travel Time

Travel Time	Number	Percentage
< 30 Minutes	28,505	60%
30-59 Minutes	14,868	31%
60 or More Minutes	3,930	8%
Total	47,303	100%

Table 43 - Travel Time

Alternate Data Source Name:

2018-2022 ACS



Commute Travel Time

All other things being equal, residents would rather live in the same City as their job. Relative to short commutes, long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. This is particularly true when compared to commuters who use bicycles or walk to work. In Pompano Beach, almost 40% of the resident's commute more than 30 minutes each day to work.

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	6,994	741	2,040
High school graduate (includes equivalency)	12,458	954	4,130
Some college or Associate's degree	12,524	1,661	3,460
Bachelor's degree or higher	14,162	1,463	2,408

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:
2018-2022 ACS

The educational attainment of the population aged 16 and older in the city reveals important insights into the relationship between education and employment. Out of all individuals in the city with a Bachelor's degree or higher, 14,162 are employed and 1,463 are unemployed, while those with less than a high school education shows lower employment rates, with 6,994 employed and 741 unemployed. More than 12,000 high school graduates are employed and just 954 are unemployed. For those with some college or an Associate's degree, 12,524 are employed and 1,661 are unemployed, emphasizing the positive correlation between higher education levels and increased employment rates.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	437	678	1,066	2,322	1,341
9th to 12th grade, no diploma	1,442	1,502	1,517	2,536	1,328
High school graduate, GED, or alt.	2,889	4,313	3,635	9,403	5,824
Some college, no degree	2,130	3,943	2,489	6,236	4,259
Associate's degree	443	1,346	1,349	1,935	918
Bachelor's degree	650	3,264	4,006	4,642	3,916
Graduate or professional degree	50	1,551	1,074	3,299	3,153

Table 45 - Educational Attainment by Age

Alternate Data Source Name:
2018-2022 ACS

Examining educational attainment by age, there are more than 5,800 residents who have less than a 9th grade education, the majority of whom are over the age of 45. There are about 8,300 residents with a 9th grade education but without a high school diploma. As noted above, education is closely related to employment and without a high school diploma or equivalent, these residents may struggle to find stable employment.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,436
High school graduate (includes equivalency)	33,380
Some college or Associate's degree	38,062
Bachelor's degree	48,764
Graduate or professional degree	63,761

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2018-2022 ACS

Median earnings also reflect the impact of education: individuals with less than a high school education earn \$25,436, while those with a high school diploma had a median income of \$33,380. Earnings rise with higher education, reaching \$48,764 for Bachelor's degree holders and \$63,761 for those with graduate or professional degrees.

Lifetime Earnings Analysis

Educational attainment significantly influences lifetime earnings. A high school graduate working from age 18 to 65 can expect to earn approximately \$1,568,860 over their career, while an individual with an Associate's degree can earn around \$1,788,914. Those with a Bachelor's degree working from the age of 22 to 65 might earn \$2,069,852. These figures underscore the financial benefits of higher education, which not only increases income but often includes additional benefits such as health insurance and retirement plans, contributing to greater economic security. These statistics highlight the critical role of education in economic well-being.

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

According to the Business Activity table, the Construction sector provides the highest percentage of all jobs in the city with 16% of all jobs coming from the sector. However, the largest employer is the Professional, Scientific, Management Services sector with 17% of all employees.

Describe the workforce and infrastructure needs of the business community:

Based on the Pompano Beach Strategic Plan (2021-2026), the goals of the city are to become the preferred place to live, preferred place to do business, preferred place to visit, have superior capacity for growth through quality and sustainable development, and to provide quality and affordable city services to build

confidence in the city government. To achieve the objectives of this strategic plan, there have been Short-Term and Long-Term Challenges and Opportunities identified.

The identified objectives and challenges to reach the goal of making Pompano Beach a “Preferred Place to Do Business” includes attracting more “targeted” businesses with a focus on growth of small businesses as well as improving practices of expedited permitting and assistance to attract new small businesses which will all create more job opportunities for residents. Promoting office space development on Atlantic Boulevard near I-95 and along Dixie Highway will provide opportunities to start and grow businesses in Pompano Beach. Redeveloping “Old Pompano/Downtown” as a dining, entertainment, and arts destination, as well as developing the Pompano Beach Air Park and aviation related businesses and developing the Innovation District will provide more job opportunities as well as attracting more consumers to the area.

A few identified infrastructure needs to provide “Superior Capacity for Growth through Quality, Sustainable Development” are:

SHORT-TERM CHALLENGES AND OPPORTUNITIES

- 1 Modifying codes and ordinances to create a sustainable community
- 2 Drainage and flood control
- 3 Developing a regional rail system that stops in Pompano Beach
- 4 Responding to climate change and sea level rise impacts on the community
- 5 Smart traffic management
- 6 Expanding/funding to offset City staffing increases in order to handle community growth
- 7 Expanding and funding water reuse system

LONG-TERM CHALLENGES AND OPPORTUNITIES

- 1 Providing mobility alternatives in an auto dependent community
- 2 Concern for over development – size and level
- 3 Having visitors and residents parking their cars and less auto dependent
- 4 Limited market for recyclables
- 5 Federal and State of Florida regulations and mandates impacting development
- 6 Water quality

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

Overall, there are approximately 60,000 jobs in the city but only 52,000 workers. This could point to the fact that many residents work outside of Pompano Beach. The skills and education of the current workforce in Pompano Beach generally align with the employment opportunities available, but there are some gaps that need addressing to ensure full alignment with the demands of key sectors.

Management, Business, and Financial Occupations: This sector, which is the largest in the city, requires a highly skilled workforce with advanced education, typically a Bachelor's degree or higher. The data suggests that Pompano Beach has a strong base of individuals with the necessary education levels, as evidenced by the significant number of residents holding Bachelor's and graduate degrees. This alignment supports the sector's growth and the city's economic development goals.

Sales and Office Occupations: The demand for skills in sales, customer service, and administrative roles is well met by the local workforce, many of whom have some college education or an Associate's degree. The availability of job training programs, such as those provided by CareerSource Broward, further supports the development of skills relevant to these occupations, ensuring that job seekers are prepared for available roles.

Service Occupations: Service jobs, including food service and personal care, generally require lower levels of formal education. The workforce in Pompano Beach, which includes a considerable number of high school graduates, is well-positioned to fill these roles. Additionally, ongoing training initiatives can help individuals in these roles to upskill and advance within the sector.

Construction, Manufacturing, and Related Occupations: This sector requires technical skills and often vocational training, which may not be as widespread in the current workforce. While there is a significant number of workers in these fields, the need for more specialized training is evident, particularly as infrastructure projects and industrial activities grow. Programs that offer certifications in technical skills are essential to bridge this gap.

While Pompano Beach's workforce is generally well-equipped for the employment opportunities within the city, there are some areas where additional training and education could better align the workforce with industry demands. For example, as the city continues to attract high-tech and advanced manufacturing industries, there may be an increasing need for workers with specialized skills in these areas. Expanding vocational training and partnerships with local educational institutions could help fill these gaps, ensuring that the workforce can meet the evolving needs of employers.

Overall, while the current workforce has a solid educational foundation that supports many of the city's key sectors, ongoing efforts to enhance skills training and education will be crucial to maintaining and expanding employment opportunities in Pompano Beach.

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

Pompano Beach does participate in a Comprehensive Economic Development Strategy (CEDS).

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.

Pompano Beach is actively engaged in several economic development initiatives that are closely aligned with the city's Consolidated Plan, focusing on infrastructure enhancements, urban redevelopment, and strategic investment in key sectors.

New Downtown Development

One of the cornerstone projects is the development of a new Downtown Pompano Beach, a 70-acre smart city hub designed to integrate residential, commercial, and cultural spaces with innovative industries. This initiative includes the construction of new luxury residential units, cultural venues, and commercial spaces aimed at transforming the area into a vibrant economic center. The project also features significant infrastructure upgrades, such as the planned commuter rail stop that will enhance connectivity within the city and support increased foot traffic and economic activity in the downtown area ([Pompano Beach FL Gov](#)).

Infrastructure Improvements

The city is also executing a comprehensive Capital Improvement Plan (CIP), which addresses critical infrastructure needs, including stormwater management, sewer system upgrades, and streetscape improvements. For example, the McNab Road Complete Streets project will introduce separated bicycle lanes, pedestrian zones, and enhanced lighting, contributing to safer and more accessible urban mobility. Similarly, the Lyons Park Neighborhood project involves a \$17.5 million investment in stormwater and sanitary sewer replacements, essential for mitigating flooding and supporting sustainable urban growth ([Pompano Beach FL Gov](#)).

These initiatives not only support economic development but also align with the city's goals of enhancing livability, sustainability, and resilience, as outlined in the Consolidated Plan. By improving infrastructure and fostering strategic urban redevelopment, Pompano Beach is positioning itself for long-term economic growth and stability.

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, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the Town average. Based on 2018-2022 ACS data, the following analysis identifies areas in Pompano Beach where households with multiple housing problems are concentrated. A "concentration" in this context is defined as an area where two or more housing problems—such as cost burden, overcrowding, lack of complete plumbing facilities, or lack of complete kitchen facilities—are substantially higher (10 percentage points or more) than the citywide average.

Citywide Rate

- Overcrowding: 5.5%
- Lack of Complete Plumbing Facilities: 0.3%
- Lack of Complete Kitchen Facilities: 0.9%
- Renter Cost Burden: 62.7%
- Homeowner Cost Burden: 32.7%

Substantial Rate:

- Overcrowding: 15.5%
- Lack of Complete Plumbing Facilities: 10.3%
- Lack of Complete Kitchen Facilities: 10.9%
- Renter Cost Burden: 72.7%
- Homeowner Cost Burden: 42.7%

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

Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the city average.

Citywide Rate

- Asian, non-Hispanic: 1.9%
- Black or African American, non-Hispanic: 25.4%
- Multiracial, non-Hispanic: 6.3%
- Hispanic, all races: 24.4%

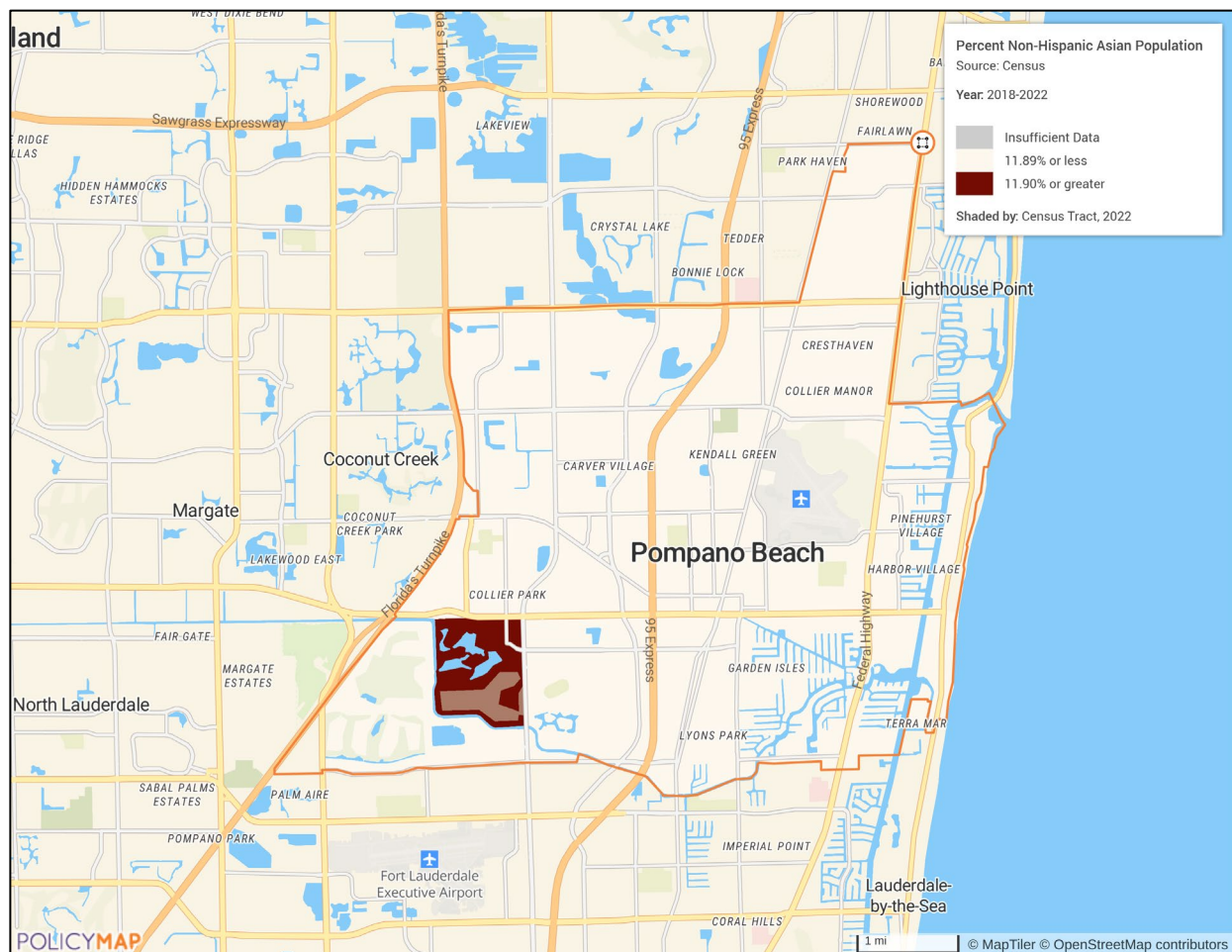
Concentration Rate

- Asian, non-Hispanic: 11.9%
- Black or African American, non-Hispanic: 35.4%
- Multiracial, non-Hispanic: 16.3%
- Hispanic, all races: 34.4%

Due to the small size of other racial groups a comparison could not be conducted. Each group had a total population of less than 1%.

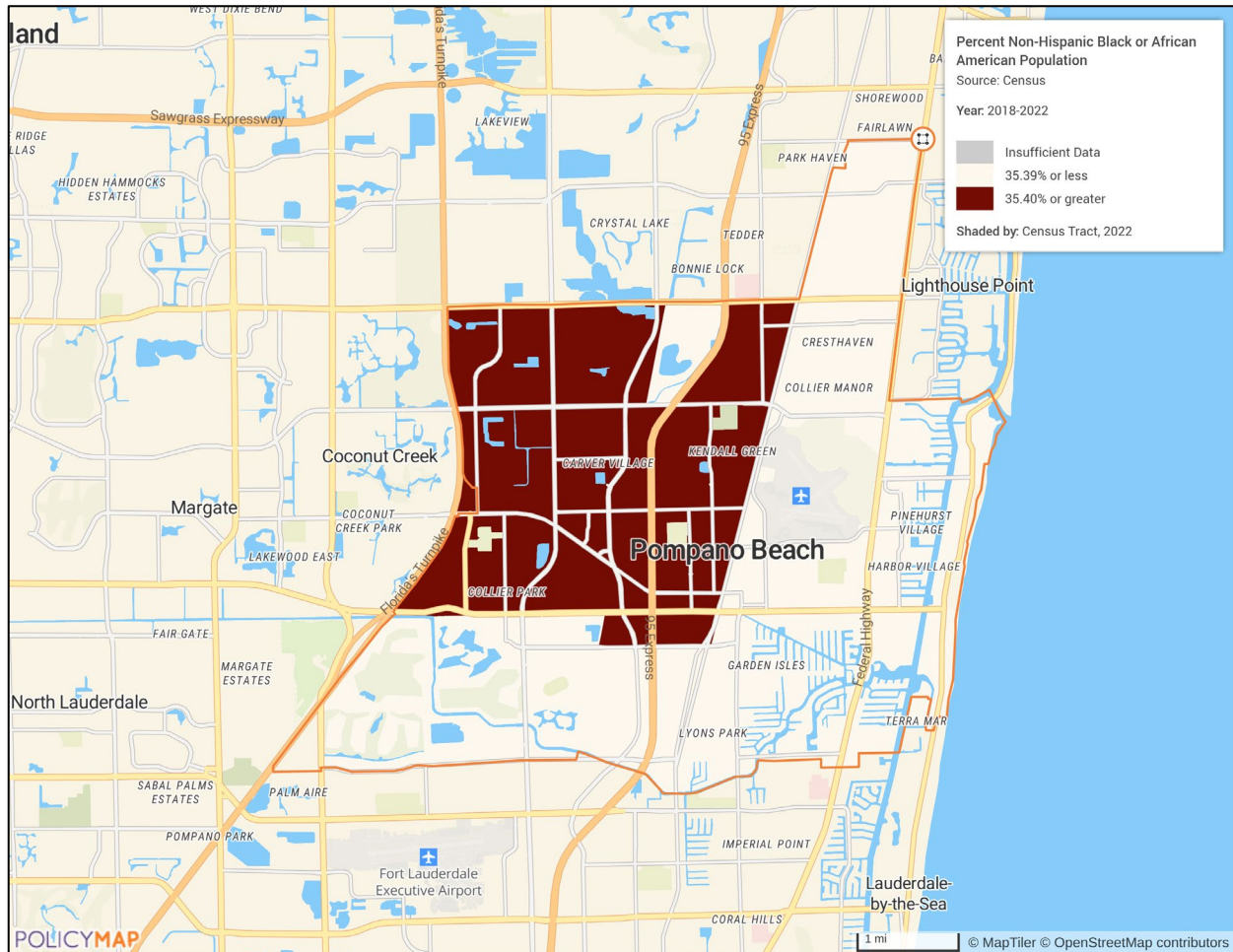
Asian, non-Hispanic:

There is one tract that has a concentration of Asian, non-Hispanic residents in the southwestern region of Pompano Beach.



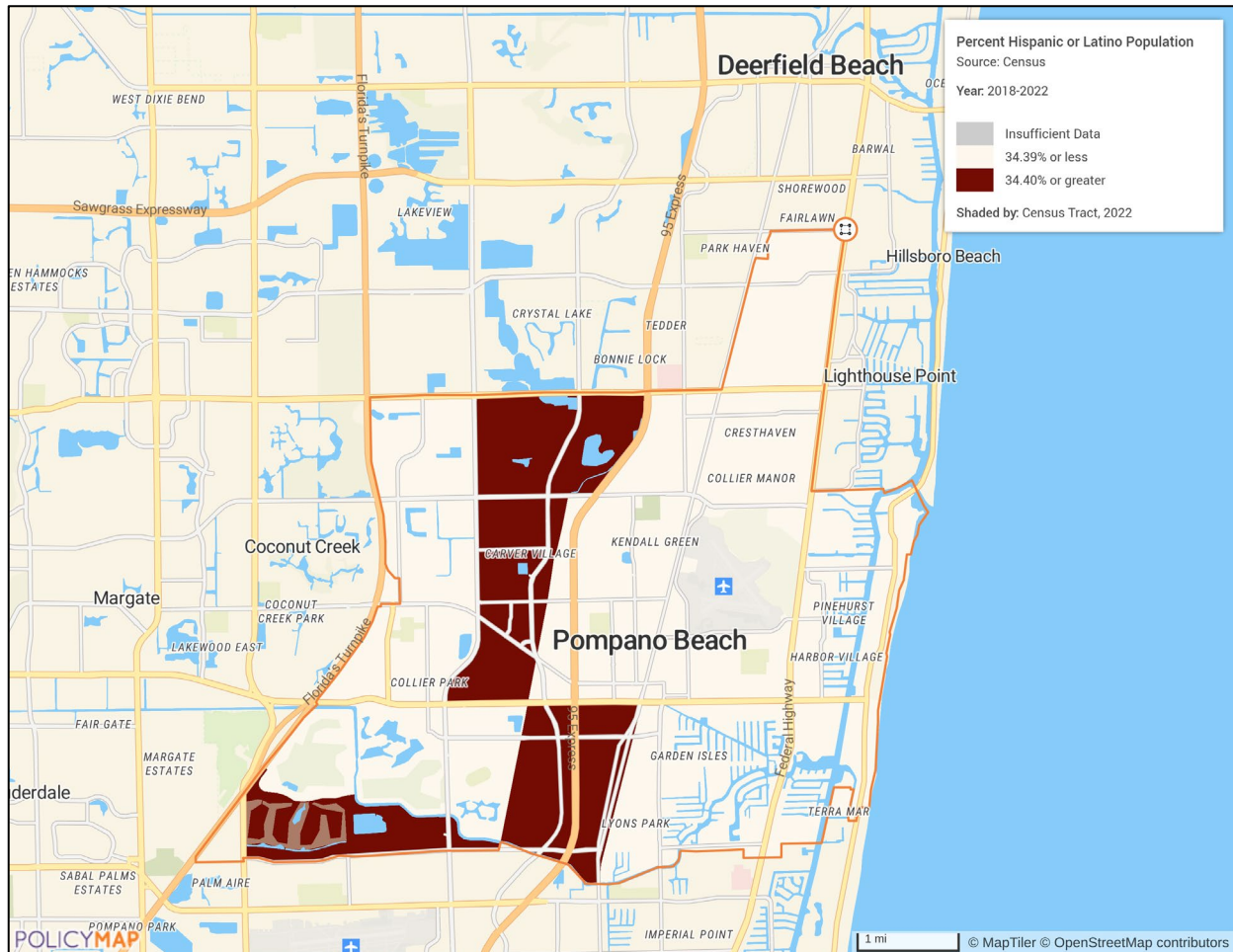
Black, non-Hispanic:

There are several tracts in the center and northwestern regions of Pompano Beach that have a concentration of Black or African American, non-Hispanic residents.



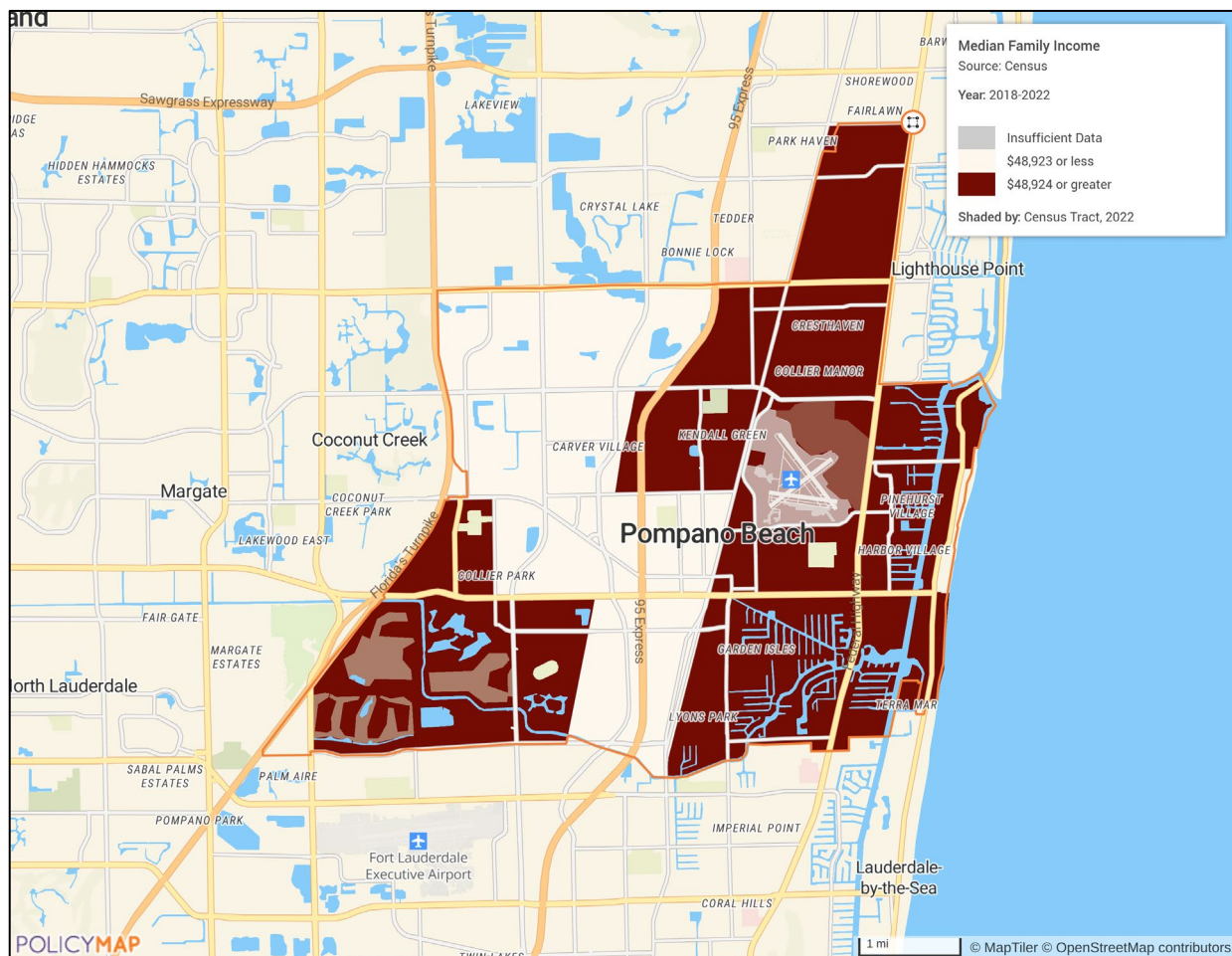
Hispanic, all Races:

There are several tracts in throughout the center and southwestern regions of Pompano Beach that have a concentration of Hispanic residents.



Low-Income Families:

A family is considered low-income if it earns 80% of the area median income or less. A tract has a concentration of low-income families if the tract median household income is 80% or less of the county median household income. The city median family income is \$61,155.00 and relatively low-income is \$48,924.00. Using this definition, the tracts on the northeastern portion, the top western portion and most of the lower central portion of the city have a concentration of low-income families. These tracts match up with the areas with a concentration of Asian non-Hispanic households, a concentration of Hispanic households and a concentration of Black, non-Hispanic households.



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

Market characteristics in areas of Pompano Beach with concentrated racial or ethnic minorities and low-income families reveal significant economic disparities. In these neighborhoods, particularly in the northwestern and central parts of the city, median household incomes are substantially lower than the citywide average. For instance, in census tracts where African American residents constitute a clear majority—exceeding 60% in some areas—the median household income often falls below the low-income threshold of \$48,924.00, compared to the citywide median income of approximately \$61,000.00. Similarly, in the south-central neighborhoods where Hispanic or Latino populations are concentrated, with percentages surpassing 50%, the median household income is often around \$35,000.

The housing market in these areas also reflects these economic challenges. These areas with lower income have a much higher number of rental properties as well as a higher percentage of cost-burdened households. The combination of less homeowners, along with higher rates of unemployment and housing cost burdens, highlights the economic vulnerabilities of these neighborhoods. These market characteristics underscore the need for targeted economic and housing interventions to support residents in these concentrated areas and to promote more equitable development across Pompano Beach.

Are there any community assets in these areas/neighborhoods?

Despite the economic challenges in neighborhoods of Pompano Beach with concentrated racial or ethnic minorities and low-income families, several key community assets support these areas. Educational institutions like Blanche Ely High School and Pompano Beach Middle School serve as important community hubs, offering academic programs and extracurricular activities that engage youth and foster a sense of community. Community centers such as the E. Pat Larkins Community Center and the Mitchell Moore Community Center provide essential services, including job training, recreational activities, and social services, acting as gathering places and support networks for residents.

Local organizations and faith-based groups also play a critical role in these neighborhoods, offering health care, housing assistance, and food security resources. Parks like Collier City Park and Westside Park offer much-needed green spaces for outdoor activities and community events, contributing to the physical health and social cohesion of these communities. These assets are vital in strengthening the neighborhoods and improving the quality of life for residents, helping to counterbalance the economic difficulties they face.

Are there other strategic opportunities in any of these areas?

Yes, there are several strategic opportunities in these neighborhoods of Pompano Beach that could further enhance community development and address existing challenges.

Economic Revitalization:

Investing in economic development initiatives, such as supporting small businesses and encouraging local entrepreneurship, could help stimulate economic growth in these areas. The establishment of business incubators or enterprise zones could attract new businesses, create jobs, and boost local economies, particularly in neighborhoods with lower median incomes and higher unemployment rates.

Affordable Housing Development:

Expanding affordable housing options in these neighborhoods is another strategic opportunity. This could involve the development of new affordable housing units, as well as the rehabilitation of existing older housing stock. Ensuring that these developments include supportive services, such as financial counseling and access to healthcare, would further stabilize these communities and improve residents' quality of life.

Infrastructure Improvements:

Improving infrastructure, including transportation, utilities, and broadband access, could significantly enhance the livability of these neighborhoods. Better transportation links would improve residents' access to jobs, education, and healthcare, while upgraded utilities and broadband would support both residential needs and economic development.

Community Empowerment Programs:

There is an opportunity to expand community empowerment initiatives that focus on education, job training, and leadership development. Programs that encourage civic engagement and community leadership can help residents take an active role in shaping the future of their neighborhoods. This empowerment can lead to more sustainable and community-driven development efforts.

Public-Private Partnerships:

Forming public-private partnerships could leverage additional resources for community development. Collaborations between the city, private developers, and non-profit organizations could bring in investment for projects that benefit the community, such as mixed-use developments that combine residential, commercial, and recreational spaces.

These strategic opportunities, if pursued, could significantly enhance the economic, social, and physical environment of these neighborhoods, leading to more equitable development and improved outcomes for residents in Pompano Beach.

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

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

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

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

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

Pompano Beach, Florida, offers comprehensive broadband coverage, however, most of the city, including low- to moderate-income (LMI) areas, does not have access to multiple internet service provider options. On average, each household in Pompano Beach has access to only two (2) broadband-quality service providers, with internet speeds of 768 kilobits per second or higher. According to ISPreports.org, the city benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. While 99.86% of households have internet access available, only 88% are connected. Among those, 75% use fiber, cable, or DSL, 6% rely on satellite, 0% are still on dial-up, and 3% have internet access subsidized through the Affordable Connectivity Program. The map below illustrates broadband availability throughout Pompano Beach.

See map Broadband Access

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

To ensure high-quality broadband service, fostering competition among providers is essential. When a single provider dominates an area, there is less incentive to deliver reliable and consistent services.

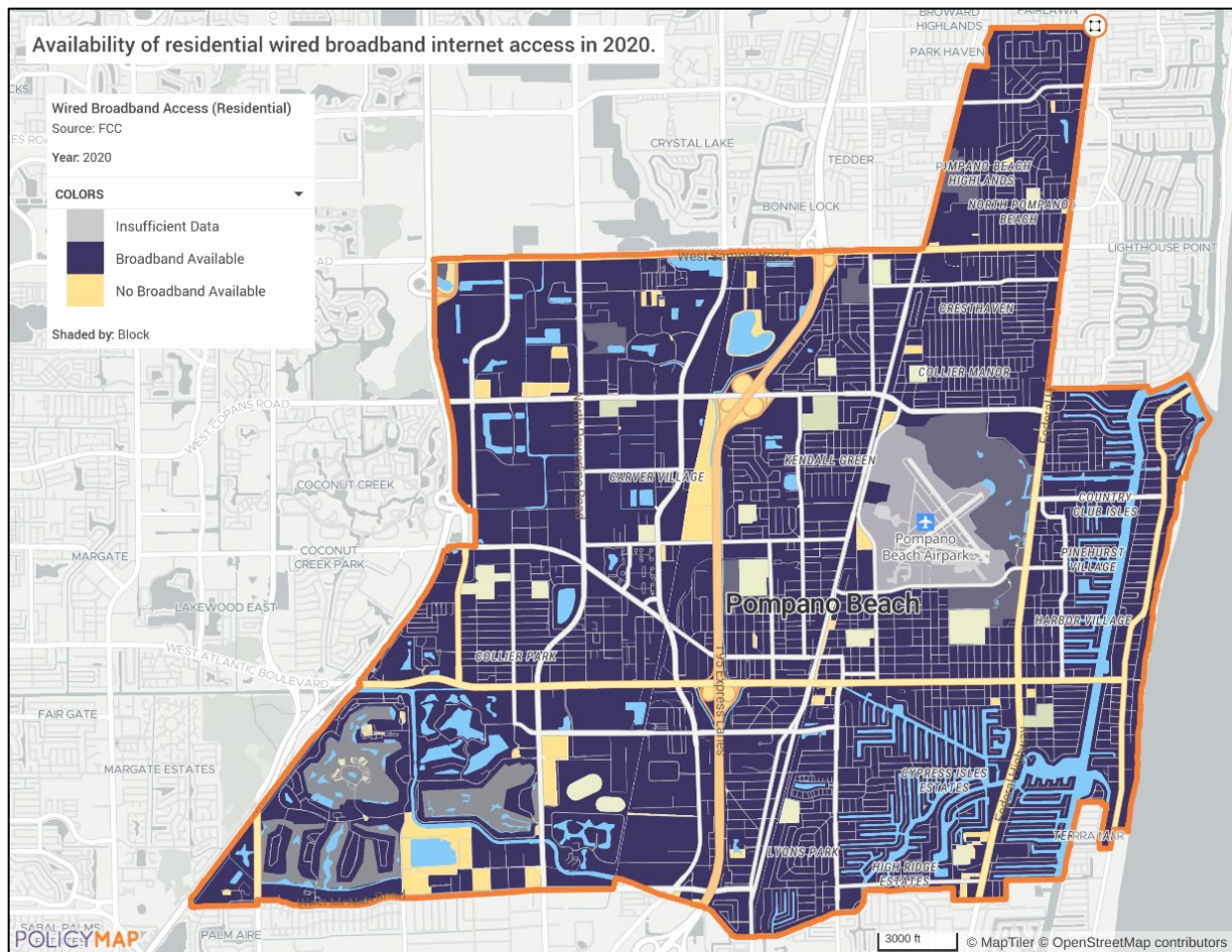
According to broadbandnow.com, Pompano Beach is served by seven (7) internet providers offering

residential service. Among these, XFINITY and AT&T Fiber stand out in terms of coverage and speed. On average, Pompano Beach households have access to two (2) broadband-quality internet options among the following providers:

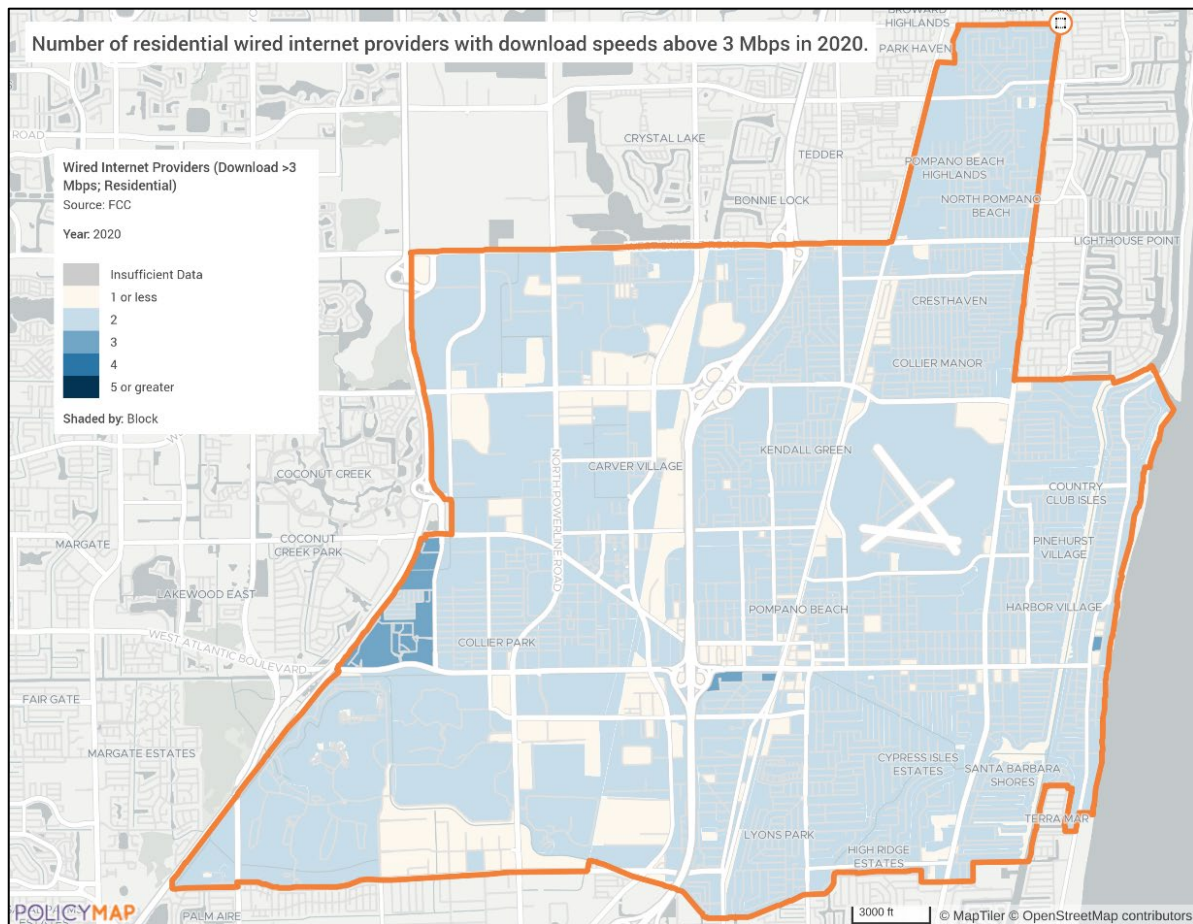
- XFINITY (Cable and Fiber)
- EarthLink (5G Internet)
- AT&T (IPBB, Fiber, and 5G internet)
- Verizon (5G Internet)
- AlwaysON (Fixed Wireless)
- Starlink (Satellite)
- HughesNet (Satellite)

The map below shows the number of broadband service providers by census tract. Most Pompano Beach residents have access to two (2) major providers, with limited areas offering a slightly broader selection depending on fiber or fixed wireless availability. This limits households from access to several options for internet service.

See map High Speed Internet Providers



Broadband Access



High Speed 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, FL is historically vulnerable to several natural hazards, including hurricanes and tropical storms, flooding, storm surge, tornadoes, and coastal erosion. According to the FEMA Flood Insurance Rate Maps (FIRMs), over 32% of buildings in Pompano Beach are located in a Special Flood Hazard Area (SFHA), and the City's Sustainability Strategy and workplan suggest that the entire city could potentially be considered flood prone. Climate change is expected to worsen these risks, leading to more frequent and intense heatwaves, heavier rainfall, stronger storms, and prolonged droughts, which will disproportionately affect the area's most vulnerable populations. According to the FEMA National Risk Index, Broward County, where Pompano Beach is situated, faces significant threats from hurricane, lightning, tornado, and wildfire, challenging the region's resilience and safety.

As a coastal city, Pompano Beach is likely to face direct impacts from rising sea levels and increased storm activity, which may eventually prompt some residents to relocate. However, U.S. Census data indicates steady population growth in the area over the past decade. While population decline isn't an immediate threat, the city should stay mindful of this possibility. According to the Brookings Institution, a shrinking population can reduce consumer spending, lower tax revenues, and lead to property value declines. Additionally, demographic shifts may occur, with a higher proportion of elderly residents and fewer younger families, which can strain local schools and healthcare services. Currently, 24% of Pompano Beach's population is 65 or older, with a median age of 44.6, indicating a demographic shift towards an aging population (US Census Data). This creates a feedback loop that exacerbates the city's economic and social challenges.

Coastal areas like Pompano Beach must continue to address these geographic challenges by planning and adapting to risks from flooding, sea level rise, and storm surges. The Intergovernmental Panel on Climate Change (IPCC) projects that by mid-century, the average summer temperature in the region could rise by up to four degrees. This temperature increase may alter weather and precipitation patterns, heighten the risk of severe storms and catastrophic floods, raise electricity costs, and damage crops. Proactive measures are crucial to mitigating these risks and supporting community resilience.

Pompano Beach is proactively addressing climate change risks through a comprehensive sustainability strategy that prioritizes resilience. This includes resource conservation, land use planning, and transportation improvements to enhance social, environmental, and economic resilience. As part of the National Flood Insurance Program's Community Rating System, the city encourages residents to purchase flood insurance, providing resources for preparedness and emphasizing community engagement. Pompano Beach is also making innovative investments in climate resilience, focusing on infrastructure improvements and public awareness initiatives aimed at environmental quality, all part of a proactive commitment to safeguard the community against climate change impacts.

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 in owner-occupied and rental households are particularly vulnerable to natural disasters due to limited financial resources. Rising electricity and housing costs could put them at immediate risk of homelessness or living in substandard conditions. According to the 2024 America's Rental Housing Study from Harvard's Joint Center for Housing Studies, the increasing cost of insurance premiums and reduced coverage in high-risk areas present growing challenges for property owners and renters, who may struggle to afford the necessary insurance for weather- and climate-related hazards. The study also notes that slower growth in operating incomes makes it more difficult for property owners to invest in climate resilience measures. Additionally, the 2021 EPA Climate Change and Social Vulnerability in the U.S. report found that low-income individuals are more likely to reside in areas with higher increases in mortality rates due to extreme temperatures and greater losses in labor hours for outdoor workers. Furthermore, rural residents often have less access to emergency resources and face greater challenges in repairing or preventing damage to their homes.

FEMA's National Risk Index identifies Pompano Beach as having relatively moderate community resilience, indicating that it is only moderately prepared for natural disasters compared to the rest of the U.S. This is based on six broad categories of community disaster resilience: social, economic, community capital, institutional, infrastructural, and environmental at the county level. Pompano Beach must continuously evaluate and manage its vulnerabilities to enhance climate preparedness. The city faces significant challenges to building community resilience, particularly due to the high costs of large-scale infrastructure projects for flood mitigation and rising sea levels. Although federal funding, such as FEMA's Hazard Mitigation Grant, has been secured, ongoing investment is crucial—especially in low-to-moderate income neighborhoods that are most at risk. Collaboration with regional bodies like the Southeast Florida Regional Climate Compact is key to ensuring long-term climate readiness ([Pompano Beach official](#)).

Pompano Beach is dedicated to educating and preparing the public for multi-hazard mitigation through several platforms. The City's Emergency Management Department website offers hurricane preparation guide, CodeRED Emergency Notification system, and a Vulnerable Population Registry which creates a database to help responders prepare to assist those with a disability, fragility, or health issue. Residents can also receive information through its social media pages. Broward County Emergency Management has similar and coordinated resources which are also available on the state level through the Florida Division of Emergency Management website and social media pages. To assist in emergency response, the Florida Volunteer Organizations Active in Disaster (VOAD) is in place to help lead response efforts, communicate urgent needs to the wider National VOAD network, and provide assistance to communities affected by disaster.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the City of Pompano Beach's housing and community development plan over the next five years of the 2025-2029 Consolidated Plan period. The plan outlines how the City intends to use CDBG, and HOME funds toward HUD's statutory goals of providing a suitable living environment and safe, decent and affordable housing for low- to moderate-income (LMI) households and special need groups in Pompano Beach.

Through data analysis in the Needs Assessment and Market Analysis, and a comprehensive citizen participation process that involved input from community residents and local stakeholder organizations, the City was able to identify the priority needs that exist in Pompano Beach. The goals developed in the Strategic Plan address these needs over the next five-year period.

The City of Pompano Beach has two target areas where activities will be directed in the plan. These include Citywide Low/Mod Areas and the NW Redevelopment Area. Citywide Low/Mod Areas (LMA) are defined by HUD as block group tracts where the residents are at least 51% low- to moderate-income households. These tracts are eligible for activities such as public improvements and economic development. The NW Redevelopment Area has a need for affordable housing opportunities and small business façade improvements. As documented in the Amended and Restated NW CRA Plan of 2024, various economic indicators in the area, such as median household income or median property value, are lower than the rest of the City, the county or the statewide medians. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility.

The following are the four (4) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Affordable Housing

1A Housing Rehabilitation

1B Affordable Housing Opportunity

1C CHDO Housing Development

1D Tenant Based Rental Assistance

Priority Need: Public Services

2A Services for LMI & Special Needs

Priority Need: Economic Development

3A Small Business & Façade Improvements

3B Section 108 Loan Repayments

Priority Need: Effective Program Administration

4A Effective Program Management

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Citywide Low/Mod Eligible
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	Citywide Low/Mod Areas are low/mod block group tracts located within the boundaries of the City of Pompano Beach. A low/mod block group tract is defined by HUD as an area that is primarily residential and where at least 51 percent of the residents are low- and moderate-income persons. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility.
	Include specific housing and commercial characteristics of this target area.	The majority of the housing stock is old; in particular owner-occupied housing. Approximately 74% of all owner-occupied units and 58% of renter-occupied were built before 1980 (Source: 2018-2022 ACS). These housing units will naturally have higher concentrations of deferred maintenance, deteriorating conditions, and a greater risk of lead-based paint hazards. Commercial and retail properties are also aging, and there is a need for façade and infrastructure improvements in business areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Pompano Beach consulted with a number of agencies, organizations, and service providers to identify local housing and community development needs. Needs were determined through meetings with various stakeholder organizations and citizens throughout the City, as well as a public and stakeholder survey that was made available online. A public hearing and public comment period was given to allow citizens an opportunity to review and comment on the plan.

	Identify the needs in this target area.	<p>Affordable housing development and preservation is one the highest needs in Pompano Beach. As reported in the NA-10, cost burden is the biggest housing issue in the City. As the housing is very old, in particular owner-occupied housing units, maintaining the affordable housing stock is also a priority. Addressing this need may be out of reach for LMI households as they may not have the funds to make necessary improvements or repairs to their homes.</p> <p>There is a need for expanded and improved public services for City residents. These activities, such as youth services, employment training, and housing services, are designed to improve the quality of life for low and moderate-income persons.</p> <p>There is a need for public facility and infrastructure improvements in low/mod areas of the City that increase access to and revitalize neighborhoods.</p> <p>Commercial and retail properties are also aging, and there is a need for façade and infrastructure improvements to encourage revitalization in business areas.</p>
	What are the opportunities for improvement in this target area?	Funding housing and community development activities in Citywide Low/Mod Areas and low and moderate-income persons will improve the quality of life for citizens in Pompano Beach.
	Are there barriers to improvement in this target area?	Access to funding is a barrier to improvements in the City. Significant barriers related to Not In My Backyard concerns exist in the City, particularly in high opportunity neighborhoods.
2	Area Name:	NW Redevelopment Area
	Area Type:	Local Target Area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A

Identify the neighborhood boundaries for this target area.	Boundaries include West Copans Road to the north between the North Powerline Rd. and the North Dixie Hwy. The eastern border runs along the North Dixie Hwy. from West Copans Road in the north down to Racetrack Road to the south. The southern border runs along West Atlantic Blvd. from 95 Expressway west to NW 31 st Ave. The western border runs north and south along NW 31 st Ave from Martin Luther King Jr. Blvd. to West Atlantic Blvd. Census Tracts include 302.3, 401.1, 401.2, 402.1, 402.2, 402.3, 500.4, 601.1, 601.3, 602.2, 804.1 and partial areas of tracts 804.2, 500.3, and 602.1. The total area included is 3,084 acres, representing about 22% of the land area of the City.
Include specific housing and commercial characteristics of this target area.	NW Redevelopment Area includes downtown Pompano Beach. This area has experienced increased development over the past decade; however, many areas are still aging. As noted in the Amended and Restated NW CRA Plan in 2024, various economic indicators in the area, such as median household income or median property value, are lower than the rest of the City, the county or the statewide medians.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Pompano Beach consulted with a number of agencies, organizations, and service providers to identify local housing and community development needs. Needs were determined through meetings with various stakeholder organizations and citizens throughout the City, as well as a public and stakeholder survey that was made available online. A public hearing and public comment period was given to allow citizens an opportunity to review and comment on the plan.
Identify the needs in this target area.	The NW CRA has needs for façade and business site improvement, capital improvements, streetscaping, and real estate development.
What are the opportunities for improvement in this target area?	Opportunities for improvement include increased access to economic opportunity and a suitable living environment for residents in this target area.

<p>Are there barriers to improvement in this target area?</p>	<p>Even with Tax Increment Financing (TIF), funds that are collected as property values increase and a portion of that increase is captured, adequate funding is a barrier to meeting all the needs in the NW Redevelopment Area. 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.</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

The City of Pompano Beach does not determine funding targets solely on geographic areas. Much of the funding from the CDBG and HOME programs are available for use in any of the target low/mod neighborhoods or citywide, depending on the specifics of the designated activities. Direct services such as public services and affordable housing benefits are based on household income eligibility rather than area benefit. Improvements to public facilities and infrastructure have an areawide low/mod income benefit and the distribution of funds is by need within eligible target areas.

For example, when planned activities are intended to serve individuals or households directly, beneficiaries must meet income qualifications, as well as residency requirements (residing within the city limits of Pompano Beach), in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%).

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

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide Low/Mod Eligible NW Redevelopment Area
	Associated Goals	1A Housing Rehabilitation 1B Affordable Housing Opportunity 1C CHDO Housing Development 1D Tenant Based Rental Assistance
	Description	Affordable housing is a priority need for low- to-moderate income (LMI) households in Pompano Beach. As reported in the Needs Assessment, housing cost burden is by far the biggest housing problem in the City. To address this, the City will fund rental assistance to LMI renters, and support new affordable housing opportunities such as downpayment assistance programs for LMI households. Housing is also very old in Pompano Beach. Due to this, there is a need for LMI owner occupied housing rehabilitation.
	Basis for Relative Priority	Through community participation and consultation of local stakeholders, the need to preserve and develop affordable housing was identified. The basis is to create or maintain affordable housing for LMI residents in Pompano Beach. According to the 2018-2022 ACS data, 46.3% of homeowners have a mortgage and 62.7% of renters are cost burdened (paying more than 30% of their income towards housing costs).
2	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible NW Redevelopment Area
	Associated Goals	2A Services for LMI & Special Needs
	Description	There is a need for supportive services for LMI and special needs populations in Pompano Beach. The need for public services assisting LMI include youth programs, homeless prevention services, and housing services. Public services that serve special needs populations include elderly programs, services for persons with a disability, victims of domestic violence, and the homeless.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for public services for LMI and special need groups were identified. The basis for this need is to provide all citizens with access to services and create a suitable living environment.
3	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide Low/Mod Eligible NW Redevelopment Area
	Associated Goals	3A Small Business & Façade Improvements 3B Section 108 Loan Repayments

	Description	There is a need to support for small businesses in low/income areas of the City. Economic development initiatives that provide assistance for local businesses will include help for small businesses with activities such as façade improvements and training for job creation and/or retention. The City also has to make repayment of Section 108 Loans for the Old Pompano Beach Project.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for economic development opportunities was identified. Unemployment and economic opportunities vary throughout the jurisdiction and the City will work to assist LMI areas with economic development opportunities. The basis for this need is to provide help to LMI residents with sustainability and improve their quality of life.
4	Priority Need Name	Effective Program Administration
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide Low/Mod Eligible NW Redevelopment Area
	Associated Goals	4A Effective Program Management
	Description	Effective program management will include general administration of the CDBG and HOME grant program, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of Annual Action Plans, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	Basis for Relative Priority	There is a need to provide effective management of the CDBG and HOME grant program that will ensure compliance with the regulations of the grant. Effective program administration will also help the program meet the established objectives in the plan.

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
Tenant Based Rental Assistance (TBRA)	<p>TBRA is influenced by the needs of LMI and households at-risk of homelessness as identified below:</p> <ul style="list-style-type: none"> - Housing cost burden is the biggest housing issue in Pompano Beach as reported in the NA-10, especially for lower-income renters. - The cost of rent has increased tremendously in the past decade. Median contract rent has increased 48% from 2012 to 2022. - Fair Market Rents (FMR) are still out of reach for the lowest income households. - Homeownership has become very expensive, as home values have increased 70% from 2012 to 2022. - The Housing Authority of Pompano Beach waiting list for HCV vouchers and public housing remain closed indefinitely. - As reported in the MA-15, there is a shortage of affordable rental units for lower income households.
TBRA for Non-Homeless Special Needs	See above.
New Unit Production	<p>New Unit Production is influenced by the needs as identified below:</p> <ul style="list-style-type: none"> - There is a limited supply of affordable housing for LMI households as housing cost burden is the biggest housing problem in the city. - Homeownership has become very expensive, as home values have increased 70% from 2012 to 2022. - High housing development costs limit the construction of affordable housing. - The cost of rent has increased dramatically in the past decade. Median contract rent has increased 48% from 2012 to 2022. - As reported in the MA-15, there is a shortage of affordable homeowner and rental units for lower income households.

Rehabilitation	<p>Housing Rehabilitation activities are influenced by the needs identified below:</p> <ul style="list-style-type: none"> - The housing stock is very old, and a significant number of units may be in need of repairs. - As reported in the MA, approximately 74% of owner-occupied units and 58% of renter-occupied were built before 1980. - LMI households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes. - There is a higher risk of lead-based paint hazards for older housing built before 1978. - Housing conditions that require reconstruction of properties.
Acquisition, including preservation	<p>Acquisition, for the purpose of rehabilitation is influenced by the needs identified below:</p> <ul style="list-style-type: none"> - Acquisition for the purpose of preserving and maintaining affordable housing. - An aging housing stock. - LMI households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes. - There is a higher risk of lead-based paint hazards for older housing built before 1978. - Housing rehab will help improve the health and safety of LMI households.

Table 49 – Influence of Market Conditions

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

Introduction

PY 2025 is the first year of the City's 2025-2029 Consolidated Plan (ConPlan), and the City expects to receive \$1,024,414 in CDBG funds and \$418,397.85 in HOME funds.

For CDBG, the City will allocate funds to the Homeowner Occupied Rehabilitation program through the Office of Housing and Urban Improvement (OHUI). Additionally, funds will be directed to a Façade Improvement Program targeting the LMI areas in the NW Redevelopment Area. The City will allocate the maximum 15% of CDBG funds towards public services, which include homeless services, healthcare services, after-school programs, and other supportive services for eligible beneficiaries through approved non-profit partners. Administration costs will not exceed 20% to cover staff time, technical assistance, and other eligible internal activities necessary for the successful administration of the CDBG program. The remaining CDBG annual allocation will be used for Section 108 Loan Repayment.

For HOME, the City will allocate funds to its internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City will allocate at least 15% percent of the total HOME allocation to eligible Community Housing Development Organization (CHDO) and approved activities. Administration costs will not exceed 10%, covering staff time, technical assistance, and other eligible internal activities needed to successfully administer the HOME program. CDBG and HOME program anticipated allocations are listed below, and program details are outlined in the AP-35.

CDBG:

Administration (20%): \$204,882

Public Services (15%): \$153,662

Housing Rehab Programs: \$254,881

Economic Development: \$43,025

Section 108 Loan Repayment: \$367,964

HOME:

Administration (10%): \$41,839

CHDO 15% Set-Aside: \$62,759

Homebuyer Program: \$313,799.85

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,024,414	0	0	1,024,414	4,097,656	PY 2025 is the first year of the 2025-2029 ConPlan. The expected amount available for the remainder of the ConPlan is 4x more years of the annual allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	418,397.85	0	0	418,397.85	1,673,591.40	PY 2025 is the first year of the 2025-2029 ConPlan. The expected amount available for the remainder of the ConPlan is 4x more years of the annual allocation and program income.

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

There is no matching requirement for the CDBG program, however the City encourages subrecipients to use federal grant funds as leverage for local and state resources for their programs. In order to maximize the effectiveness of CDBG funding, the City works closely with local nonprofit organizations, private lending institutions, and various agencies that receive funding from other private, state, and local sources.

HOME has a 25% dollar match requirement for each dollar used towards eligible affordable housing activity. Matching requirements will be met using State SHIP affordable housing funds.

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

The City of Pompano Beach and the City of Pompano Beach Community Redevelopment Agency (CRA) own parcels of land that can be used for affordable housing if and when necessary, as leverage to affordable housing projects. Through a newly created program under surplus land, these lots are developed into new single-family homes for qualified first-time homebuyers.

Discussion

The Affordable Housing Trust Fund program facilitates the construction, purchase, redevelopment, and sale of affordable homes and rental properties. This program enables the City to transform vacant or abandoned land into owner-occupied homes and rental properties, enhancing the tax base, contributing positively to the community, and stabilizing neighborhoods. The City will continue using HOME funds to support its first-time homebuyer 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	Planning Economic Development Ownership Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Housing Authority of Pompano Beach	PHA	Ownership Rental	Jurisdiction
Broward County Housing Authority	PHA	Ownership Rental	Region
City of Pompano Beach Community Redevelopment Agency	Nonprofit	Planning Neighborhood Improvements Public Services	Jurisdiction
Broward County Homeless Initiative Partnership	CoC	Homelessness Public Service Planning	Region
Broward County Health Department	Public Institution	Public Service	Region
Habitat for Humanity Broward	Nonprofit Community Housing Development Organization (CHDO)	Ownership Rental	Region
Coalition to End Homelessness	Nonprofit	Homelessness Public Service	Region
Broward Partnership for the Homeless	Nonprofit	Homelessness Public Service	Region
Women In Distress of Broward County	Nonprofit	Homelessness Public Service	Region
Covenant House Florida	Nonprofit	Homelessness Public Service	Region
Feeding South Florida	Nonprofit	Homelessness Public Service	Region
Second Chance Society	Nonprofit	Homelessness Public Service	Region
Pompano Beach Housing & Social Services	Nonprofit	Homelessness Public Service	Jurisdiction
Kids In Distress	Nonprofit	Non-homeless Public Service	Jurisdiction
Crockett Foundation	Nonprofit	Non-homeless Public Service	Jurisdiction
Russell Life Skills & Reading Foundation	Nonprofit	Non-homeless Public Service	Jurisdiction

Choices Network Systems	Nonprofit	Non-homeless Public Service	Jurisdiction
Light of the World Clinic	Health Clinic	Non-homeless Public Service	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Pompano Beach's Office of Housing and Urban Improvement (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 housing specialist, construction manager, an accountant, 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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
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		
Other			
Other			

Table 52 - Homeless Prevention Services Summary

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

The Broward County Homeless Initiative Partnership 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. 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.

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 nonprofit organizations 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 Beach 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. HMIS is managed by the CoC and collects data on the demographics, length of stay in the system and other housing and economic indicators.

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	1A Housing Rehabilitation	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$1,274,405	Homeowner units rehabilitated: 25 Household Housing Unit
2	1B Affordable Housing Opportunity	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	HOME: \$1,568,999.25	Direct Financial Assistance to Homebuyers: 25 Household Housing Unit
3	1C CHDO Housing Development	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	HOME: \$313,795	Homeowner Housing Added: 5 Household Housing Unit
4	1D Tenant Based Rental Assistance	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Affordable Housing	HOME: \$0	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
5	2A Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Services	CDBG: \$768,310	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
6	3A Small Business & Façade Improvements	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible NW Redevelopment Area	Economic Development	CDBG: \$215,125	Facade treatment/business building rehabilitation: 10 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	3B Section 108 Loan Repayments	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible NW Redevelopment Area	Economic Development	CDBG: \$1,839,820	Other: 5
8	4A Effective Program Management	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible NW Redevelopment Area	Effective Program Management	CDBG: \$1,024,410 HOME: \$209,195	Other: 5

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	1A Housing Rehabilitation
	Goal Description	Provide housing rehabilitation that will benefit LMI households. The City will provide reconstruction of housing in the form of demolishing and rebuilding a housing unit, or replacing an existing substandard housing unit with a new unit. Rehab activities may also include minor structural repair, mitigation and home hardening and other repairs related to health and safety concerns.
2	Goal Name	1B Affordable Housing Opportunity
	Goal Description	Provide homeownership opportunities such as the construction of new affordable housing and direct financial assistance to eligible first-time LMI homebuyers.
3	Goal Name	1C CHDO Housing Development
	Goal Description	Provide funding to Community Housing Development Organizations to increase affordable housing opportunities in the City through acquisition, new construction, rehab of affordable housing.
4	Goal Name	1D Tenant Based Rental Assistance

	Goal Description	Increase affordable rental housing opportunities for LMI renter households in the City through tenant based rental assistance activities.
5	Goal Name	2A Services for LMI & Special Needs
	Goal Description	Provide supportive services for LMI households in the City. Public services may include youth programs, housing services, employment programs, and health programs. Public services for special needs groups include services that address homelessness, persons with disabilities, the elderly, and victims of domestic violence.
6	Goal Name	3A Small Business & Façade Improvements
	Goal Description	Provide supportive services for small businesses in the City, and make façade improvements to revitalize commercial areas.
7	Goal Name	3B Section 108 Loan Repayments
	Goal Description	Repayment of Section 108 Loans for the Old Pompano Beach Project.
8	Goal Name	4A Effective Program Management
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

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 estimates that over the next five years of the Consolidated Plan, it will assist low- to moderate-income households with affordable housing activities:

Homeowner units rehabilitated (CDBG): 25 Household Housing Unit

Direct Financial Assistance to Homebuyers: 25 Household Housing Unit

Homeowner Housing Added (CHDO activities): 5 Household Housing Unit

Tenant-based rental assistance: 50 Households Assisted

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) has 5 traditional public housing units and 1,106 Housing Choice Vouchers (HCV) in use. When a need for more accessible units are required, the HAPB will reserve HCVs for this purpose. At this time the HAPB has not reported a need to increase the number of accessible units.

HAPB will not deny any individual the equal opportunity to apply for or receive assistance under the Section 8 Programs on the basis of race, color, sex, religion, creed, national origin, age, familial or marital status, handicap or disability or sexual orientation. Except as otherwise provided in 24 CFR 8.21 (c)(1), 8.24(a), 8.25, and 8.31, no individual with disabilities will be denied the benefits of, excluded from participation in, or otherwise subjected to discrimination because HAPB's facilities are inaccessible to or unusable by persons with disabilities. HAPB offices will be accessible to persons with disabilities. Accessibility for the hearing impaired will continue to be provided by relay services and the HAPB will also utilize the professional services of CODA Link to assist with American Sign Language Interpretation.

Activities to Increase Resident Involvements

The HAPB administers the Family Self-Sufficiency (FSS) program to increase resident involvement and promote self-sufficiency. The FSS program encourages the Housing Authority to collaborate with agencies, schools, businesses, and other local partners to develop a comprehensive program that equips participating families with the skills and experience needed to increase their earned income and establish an escrow account. Section 8 rental assistance 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 they must fulfill to obtain full program benefits. The goal is for each family to no longer need housing assistance by the end of the five-year contract period. If a family completes the FSS program and still needs housing assistance, they remain 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?

The Pompano Beach Housing Authority is not designated as troubled by HUD. Therefore, it remains eligible to receive annual funding allocations for the operation and maintenance of existing public housing units and other eligible activities as determined by HUD.

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

The City's 2025 Analysis of Impediments to Fair Housing Choice identified the following barriers to affordable housing:

- Shortage of affordable housing
- Shortage of housing vouchers
- Above average poverty rate and wide variance in household incomes
- Shortage of workforce housing in the Community Redevelopment Agency Area
- Projected increase in the housing affordability gap

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City recognizes that there are important steps to mitigate barriers to affordable housing. These include a combination of planning, financial and educational tools to address fair housing impediments. To ensure an adequate supply of housing types at various levels of affordability and to accommodate the needs of the residents of Pompano Beach, the City should embrace the following actions:

Action 1: Leverage the State Housing Initiatives Partnership (SHIP) Funds.

The State Housing Initiatives Partnership (SHIP) program provides important financial support to addressing the city's housing needs. Nevertheless, the City should contribute additional local funds to expand these programs to better serve the housing needs of the city's extremely low-, very low-, and low-income households. Increase in local funding can further strengthen the Affordable Housing Trust Fund to alleviate the shortage of affordable housing units.

Action 2: Expand City Financial Incentives for Affordable Housing.

The City provides financial and many development incentives for private developers and nonprofits to construct and/or rehabilitate affordable housing. The City should further evaluate all local infrastructure charges and building related fees to determine where additional adjustments, reductions or modifications can be made for very low-income housing projects.

Action 3: Expand Public Education Regarding Fair Housing Practices.

Although the City participates in the Broward Housing Council, the City and local nonprofits need to continuously educate the public and make realtors, bankers, landlords and the public aware of discriminatory housing policies and promote fair housing opportunities for all city residents. Specific actions should include:

- Improving public knowledge and awareness of the Fair Housing Act and related housing and discriminatory laws and regulations.
- Continuing to educate and make residents aware of their rights under the Fair Housing Act and the Americans with Disabilities Act (ADA).

- Ensuring and publicizing adequate sites are available for special needs populations, such as the elderly and disabled and continue assisting in the delivery of housing by participating in federal and state housing assistance programs.
- Identifying and promoting homebuyer counseling services whenever available.

This important information can be added to the City's web site, distributed through the CRA and by the direct dissemination to local realtors, bankers and landlords at the time of their registration and property inspection.

Action 4: Expand Housing Vouchers and Subsidies.

Expand access to rental assistance programs by seeking additional Section 8 vouchers, as they may become available for low-income residents. This will reduce the number of households faced with high rent.

Action 5: Build Public-Private Partnerships.

The City should seek and create new partnerships with nonprofit organizations and private developers to increase the mix of market-rate and affordable housing. These additional partnerships can also focus on redeveloping underutilized or vacant land for housing purposes identified in the City's inventory of vacant public lands. Increased housing funds and housing partnerships should be targeted for specific populations to address the housing needs of specific groups, including seniors, people with disabilities, low-income families, and people experiencing homelessness.

SP-60 Homelessness Strategy – 91.215(d)

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 referrals for those in need in Pompano Beach. The North Homeless Assistance Center (NHAC), operated by Broward Partnership for the Homeless, Inc., is located in Pompano Beach. The City allocates funds to Broward Partnership for the Homeless, Second Chance Society, Covenant House Florida, and Women in Distress to support activities that prevent and end homelessness for Pompano Beach residents.

The City recently hired a Housing and Social Services Manager within the City Manager's Office. This position oversees the development and implementation of homeless services, ensuring that programs and resources across all departments align with the City's goals to address and end homelessness.

The City's Housing and Social Services program and Community Court have successfully met their goals. Community Court aims to reduce recidivism within the criminal justice system and address the underlying causes of homelessness. The City partners with various organizations, including the Broward Sheriff's Office, Broward County Housing Option Solutions and Support Division, Henderson Behavioral Health, and others, to provide wraparound services for individuals experiencing homelessness, helping them navigate housing, employment, education, food, and mental health care needs.

Addressing the emergency and transitional housing needs of homeless persons

The Broward County Homeless Initiative Partnership focuses on quickly identifying individuals experiencing homelessness and resolving housing crisis with permanent housing solutions and supportive services. Using various funding resources, including allocations from the City of Pompano Beach, the CoC has implemented a robust Rapid Re-housing strategy and continues to improve the Coordinated Entry System that assesses and prioritizes individuals for housing and services. The Housing First approach, which removes housing readiness requirements and focuses on quickly rehousing individuals and then offering services, is implemented among 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 recognizes the importance of an available and affordable housing stock in addition to housing subsidies for private market units. The City is committed to evaluating existing funding

resources to increase the number of housing units for individuals experiencing homelessness. The City encourages targeting those with the most acute needs for housing assistance, aligning with the CoC's prioritization processes.

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

The City invests in low-income community members through job training and business development activities. Supportive services and affordable housing are recognized solutions for creating economic opportunities and a healthy living environment. The City is dedicated to empowering residents through affordable housing, public services, and economic development.

The City annually invests 15% of CDBG funding for Public Services through various service providers, including Women in Distress of Broward County, Second Chance Society, Covenant House Florida, and Broward Partnership for the Homeless.

Committed to the Housing First approach, the City invests in evidence-based solutions to increase shelter exits to permanent housing. The City collaborates with the CoC to leverage HOME and state SHIP funding and has utilized HOME-ARP funding to develop new affordable housing units to address the needs of individuals experiencing homelessness and those with special needs.

The City relies on the CoC, Broward County Homeless Initiative Partnership, to lead efforts to prevent and end homelessness. By taking a collaborative approach, the City works with various service systems to identify frequent users of public services who overlap with the crisis response system. In the past, the City has dedicated CDBG-CV and Coronavirus Relief Funding (CRF) to prevent evictions and foreclosures, enabling low- to moderate-income households to remain in their homes.

The HAPB administers the Family Self-Sufficiency program, offering a Housing Choice Voucher subsidy while households participate in activities aimed at increasing economic independence and reducing reliance on public housing assistance.

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

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

According to the 2018-2022 ACS, 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 have a high-risk of lead-based paint hazards. Approximately 74% of all owner-occupied units and 58% of renter-occupied were built before 1980.

HUD defines lead-based paint (LBP) hazards as any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces, and that would result in adverse human health effects. There are several actions the City 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 HUD Community Planning and Development funding to execute LBP hazards removal projects.

The City Office of Housing and Urban Improvement will also continue to implement measures to address LBP hazards in CDBG and HOME-assisted housing. Through its homeowner 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. The City 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 areas 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?

As reported in the housing market analysis, housing units in Pompano Beach are very old, in particular owner-occupied units. Naturally, older units require more maintenance and repairs while also having an increased risk of lead-based paint hazards. It is likely that older units are more affordable than newer units and more likely to house LMI households.

A priority need of the City is the preservation of affordable housing, and this is addressed through housing rehabilitation. The housing rehab program addresses maintenance and repairs on the oldest housing in the city. Units built before 1978 have a high risk of lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, the housing rehab program addresses these environmental hazards directly.

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

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
- Lead-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.

The City also uses HUD's definitions when addressing and discussing LBP hazards. These include, but are not limited to:

Abatement: Any set of measures designed to permanently eliminate lead-based paint or lead-based paint hazards. Abatement includes:

1. The removal of lead-based paint and dust-lead hazards, the permanent enclosure or encapsulation of lead-based paint, the replacement of components or fixtures painted with lead-based paint, and the removal or permanent covering of soil-lead hazards
2. All preparation, cleanup, disposal, and post abatement clearance testing activities associated with such measures.

Elevated Blood Lead Level (EBLL): A confirmed concentration of lead in whole blood of a child <6 years, equal to or greater than the concentration in the most recent guidance published by the U.S. Department of Health and Human Services (HHS) on recommending that an environmental intervention be conducted. As of May 2019, a blood lead level of 5 micrograms per deciliter (µg/dl) or higher, is considered an EBLL.

Lead-Based Paint (LBP): Paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight or 5,000 parts per million (ppm) by weight.

LBP Hazard: Any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces, and that would result in adverse human health effects.

Lead-Safe Work Practices: Work practices used when performing any maintenance, hazard reduction, or renovation work that disturbs paint that may be lead-based paint above the de minimis. These include prohibited methods of paint removal, occupant protection, worksite preparation, and specialized cleaning.

Risk Assessment: 1.) An on-site investigation to determine the existence, nature, severity, and location of lead-based paint hazards; and 2.) The provision of a report by the individual or firm conducting the risk assessment explaining the results of the investigation and options for reducing lead-based paint hazards.

Visual Assessment: Visual assessment means looking for, as applicable:

1. Deteriorated paint;
2. Visible surface dust, debris, and residue as part of a risk assessment or clearance examination or;
3. The completion or failure of a hazard reduction measure.

A full listing of definitions can be found on the HUD Exchange at: <https://files.hudexchange.info/resources/documents/LSHR-Lead-Definitions-Handout.pdf>

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

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

According to the 2018-2022 ACS, the poverty rate in the City of Pompano Beach is 15.9%. This is higher than the state and the country. Individuals and families living below the poverty level struggle to meet their basic needs; therefore, it is the City's goal to reduce the number of people living in poverty in Pompano Beach.

The activities in this plan work directly to reduce poverty and alleviate homelessness in the City. CDBG public service programs and public improvements are aimed at improving accessibility and quality of life for residents. CDBG and HOME funded affordable housing development and preservation programs will create and maintain living conditions that help LMI households avoid homelessness.

For direct services provided by CDBG, funds must target low- to moderate-income clientele (LMC). When an activity benefits an area, it must qualify as a low/mod income area (LMA) as defined by HUD's low/mod summary income data. HOME funds must target low- to moderate-income households (0-80% AMI).

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

The City works closely with various local nonprofits who provide assistance for homeless clients and households with low-incomes with the purpose of assisting them in improving their financial situations. These providers may also offer programs that help locate and secure affordable housing. Some work to develop new affordable housing, often funded partially with City grant funds. The City also administers housing programs with HOME funds that provide down payment and closing cost assistance, and therefore opens an opportunity for LMI households to participate in homeownership.

During the five-year Consolidated Plan period, the City will select projects for funding that are designed to reduce the number of persons in poverty. The City will also collaborate with other City departments, nonprofit service providers and local organizations that operate programs that similarly have a goal of reducing the poverty level in Pompano Beach. Actions that the City may implement include:

- Target federal funds to neighborhoods that have low/mod block group tracts and as a result may have a high poverty rate;
- Fund public service programs that provide services to LMI households that address basic living needs and improve the quality of life for residents;
- Provide basic needs assistance for special needs groups such as those with a disability, the elderly and victims of domestic violence;
- Continue to fund housing rehab activities for owners to maintain the condition of their homes which will prevent the risk of homelessness;
- Expand the affordable rental housing stock;
- Provide direct financial assistance to eligible LMI homebuyers;
- Support small businesses with technical assistance and façade improvements.

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 Office of Housing and Urban Improvement (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. 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

PY 2025 is the first year of the City's 2025-2029 Consolidated Plan (ConPlan), and the City expects to receive \$1,024,414 in CDBG funds and \$418,397.85 in HOME funds.

For CDBG, the City will allocate funds to the Homeowner Occupied Rehabilitation program through the Office of Housing and Urban Improvement (OHUI). Additionally, funds will be directed to a Façade Improvement Program targeting the LMI areas in the NW Redevelopment Area. The City will allocate the maximum 15% of CDBG funds towards public services, which include homeless services, healthcare services, after-school programs, and other supportive services for eligible beneficiaries through approved non-profit partners. Administration costs will not exceed 20% to cover staff time, technical assistance, and other eligible internal activities necessary for the successful administration of the CDBG program. The remaining CDBG annual allocation will be used for Section 108 Loan Repayment.

For HOME, the City will allocate funds to its internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City will allocate at least 15% percent of the total HOME allocation to eligible Community Housing Development Organization (CHDO) and approved activities. Administration costs will not exceed 10%, covering staff time, technical assistance, and other eligible internal activities needed to successfully administer the HOME program. CDBG and HOME program anticipated allocations are listed below, and program details are outlined in the AP-35.

CDBG:

Administration (20%): \$204,882

Public Services (15%): \$153,662

Housing Rehab Programs: \$254,881

Economic Development: \$43,025

Section 108 Loan Repayment: \$367,964

HOME:

Administration (10%): \$41,839

CHDO 15% Set-Aside: \$62,759
Homebuyer Program: \$313,799.85

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,024,414	0	0	1,024,414	4,097,656	PY 2025 is the first year of the 2025-2029 ConPlan. The expected amount available for the remainder of the ConPlan is 4x more years of the annual allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	418,397.85	0	0	418,397.85	1,673,591.40	PY 2025 is the first year of the 2025-2029 ConPlan. The expected amount available for the remainder of the ConPlan is 4x more years of the annual allocation and program income.

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

There is no matching requirement for the CDBG program, however the City encourages subrecipients to use federal grant funds as leverage for local and state resources for their programs. In order to maximize the effectiveness of CDBG funding, the City works closely with local nonprofit organizations, private lending institutions, and various agencies that receive funding from other private, state, and local sources.

HOME has a 25% dollar match requirement for each dollar used towards eligible affordable housing activity. The City of Pompano Beach received a 50% HOME match reduction and are only required to match 12.5%. Matching requirements will be met using State SHIP affordable housing funds.

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

The City of Pompano Beach and the City of Pompano Beach Community Redevelopment Agency (CRA) own parcels of land that can be used for affordable housing if and when necessary, as leverage to affordable housing projects. Through a newly created program under surplus land, these lots are developed into new single-family homes for qualified first-time homebuyers.

Discussion

The Affordable Housing Trust Fund program facilitates the construction, purchase, redevelopment, and sale of affordable homes and rental properties. This program enables the City to transform vacant or abandoned land into owner-occupied homes and rental properties, enhancing the tax base, contributing positively to the community, and stabilizing neighborhoods. The City will continue using HOME funds to support our first-time homebuyer purchase assistance program.

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	1A Housing Rehabilitation	2025	2029	Affordable Housing	Citywide Low/Mod Areas	Affordable Housing	CDBG: \$254,881	Homeowner units rehabilitated: 5 Household Housing Unit
2	1B Affordable Housing Opportunity	2025	2029	Affordable Housing	Citywide Low/Mod Areas	Affordable Housing	HOME: \$313,799.85	Direct Financial Assistance to Homebuyers: 5 Household Housing Unit
3	1C CHDO Housing Development	2025	2029	Affordable Housing	Citywide Low/Mod Areas	Affordable Housing	HOME: \$62,759	Homeowner Housing Added: 1 Household Housing Unit
4	2A Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas	Public Services	CDBG: \$153,662	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
5	3A Small Business & Façade Improvements	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas NW Redevelopment Area	Economic Development	CDBG: \$43,025	Facade treatment/business building rehabilitation: 2 Business
6	3B Section 108 Loan Repayments	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas NW Redevelopment Area	Economic Development	CDBG: \$367,964	Other: 1

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	4A Effective Program Management	2025	2029	Non-Housing Community Development	Citywide Low/Mod Areas NW Redevelopment Area	Effective Program Management	CDBG: \$204,882 HOME: \$41,839	Other: 1

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	1A Housing Rehabilitation
	Goal Description	Provide housing rehabilitation that will benefit LMI households. The City will provide reconstruction of housing in the form of demolishing and rebuilding a housing unit, or replacing an existing substandard housing unit with a new unit. Rehab activities may also include minor structural repair, and other repairs related to health and safety concerns.
2	Goal Name	1B Affordable Housing Opportunity
	Goal Description	Provide homeownership opportunities such as the construction of new affordable housing and direct financial assistance to eligible first-time LMI homebuyers.
3	Goal Name	1C CHDO Housing Development
	Goal Description	Provide funding to Community Housing Development Organizations to increase affordable housing opportunities in the City through acquisition, new construction, rehab of affordable housing.
4	Goal Name	2A Services for LMI & Special Needs
	Goal Description	Provide supportive services for LMI households in the City. Public services may include youth programs, housing services, employment programs, and health programs. Public services for special needs groups include services that address homelessness, persons with disabilities, the elderly, and victims of domestic violence.

5	Goal Name	3A Small Business & Façade Improvements
	Goal Description	Provide supportive services for small businesses in the City, and make façade improvements to revitalize commercial areas.
6	Goal Name	3B Section 108 Loan Repayments
	Goal Description	Repayment of Section 108 Loans for the Old Pompano Beach Project.
7	Goal Name	4A Effective Program Management
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Pompano Beach is expected to receive \$986,989.00 for CDBG and \$403,897.85 for HOME in FY 2025 funding. The following projects were developed by staff with consultation from nonprofit housing providers, community development service agencies and input from citizens in the community. CDBG will fund public facilities and infrastructure improvements, public services, housing rehab, repayment of the Section 108 loan and admin of the program. The CDBG program has a 20% grant cap allowed for administrative costs and no more than 15% of the grant may be allocated towards public services. HOME will fund affordable homebuyer downpayment assistance, rental assistance and new housing development activities through Community Housing Development Organizations (CHDO) required under grant guidelines. There is a 10% grant cap for administrative activities and 15% of the total grant is reserved for CHDO activities. The following is the distribution of funds for PY 2025.

Community Development Block Grant (CDBG) Allocations

- **CDBG Administration:** \$204,882 allocated for staff time, technical assistance, and other eligible internal activities.
- **Public Services:** \$153,662 allocated to homeless services, health care services, after-school programs, and other supportive services through approved non-profit partners.
- **Homeowner Occupied Rehabilitation:** \$254,881 allocated to reconstruction and home repair of owner occupied housing under the housing rehab program.
- **Economic Development:** \$43,025 allocated to the Façade Improvement Program to target the LMI areas in Pompano Beach.
- **Section 108 Loan Repayment:** \$367,964 loan repayment from the annual CDBG allocation for the Old Pompano Beach Project.

HOME Program Allocations

- **HOME Administration:** \$41,839 allocated for staff time, technical assistance, and other eligible internal activities.
- **Community Housing Development Organization (CHDO):** \$62,759 allocated (15% of the total allocation) for eligible activities such as acquisition, rehabilitation and new construction.
- **First-Time Homebuyer Program:** \$313,799.85 allocated for direct purchase assistance to eligible first-time homebuyers.

Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Public Services
3	CDBG: Housing Rehab
4	CDBG: Economic Development
5	CDBG: Section 108 Loan Repayment
6	HOME: Administration
7	HOME: CHDO 15% Set-Aside
8	HOME: Homebuyer Program

Table 56 – Project Information

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

The City of Pompano Beach funded projects will address the housing and community development needs as identified in the ConPlan's five-year Strategic Plan. Allocation priorities were established based on public feedback, needs and market analysis, input from internal and external stakeholders, and opportunities for leveraging additional resources. The primary obstacles to addressing the needs of underserved communities include a lack of private investment in these areas and the rising costs of real estate and building materials. The following needs are categorized by priority.

Public services that meet basic needs and improve the quality of life for LMI residents are a high priority. This need exceeds the amount of funds available, however there is a 15% grant cap allocation for public services.

Public facilities and infrastructure improvements have been identified as a need in Pompano Beach, specifically in low- and moderate-income areas. Public improvements are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data. For more details on low/mod target areas, see the AP-50.

Economic development activities such as façade improvements and repayment of the Section 108 loan are a need. Façade improvements help to revitalize commercial areas and attract people to small businesses. Repayment of Section 108 Loans for the Old Pompano Beach Project.

The preservation of existing affordable housing units as well as the development of additional affordable housing, for both rental and homeownership opportunities, remains one of the highest priorities in the City. These needs are addressed by CDBG and HOME funds as eligible under each grant guideline. Activities include direct financial assistance, rental assistance, new housing construction, existing homeowner housing rehab.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration
	Target Area	Citywide Low/Mod Eligible NW Redevelopment Area
	Goals Supported	4A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: \$204,882
	Description	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 CRF 570.206(a). Admin costs will not exceed 20% of the total CDBG grant allocation.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible. 100 W. Atlantic Blvd. Suite 220, Pompano Beach, FL 33060
2	Planned Activities	This activity will provide general management, oversight, and coordination of the CDBG program (21A).
	Project Name	CDBG: Public Services
	Target Area	Citywide Low/Mod Eligible NW Redevelopment Area
	Goals Supported	2A Services for LMI & Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$153,662
	Description	The City will collaborate with internal and fund external parties to provide eligible community service activities. These activities are eligible under 24 CRF 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. The total cost of public services will not exceed 15% of the CDBG annual allocation.

	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities eligible under 24 CFR 570.201(E), and those that will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(2) Limited Clientele Activities or Area Benefit Activities.
3	Project Name	CDBG: Housing Rehab
	Target Area	Citywide Low/Mod Eligible NW Redevelopment Area
	Goals Supported	1A Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$254,881
	Description	The City will provide housing rehab activities such as housing reconstruction, demolishing or rebuilding substandard housing units, for the purpose of affordable housing. The City may also provide home repair assistance to low- and moderate-income homeowners who are experiencing conditions in and around their housing that pose a threat to the health, safety, and welfare of the household occupants. This activity is eligible under 24 CFR 570.202(a), and will benefit low and moderate-income persons as qualified under 24 CF 570.208(a)(3) Housing Activities.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner units rehabilitated: 5 Household Housing Unit
	Location Description	Citywide, eligible.
	Planned Activities	Housing rehab for 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 (14A).
4	Project Name	CDBG: Economic Development
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3A Small Business & Façade Improvements

	Needs Addressed	Economic Development
	Funding	CDBG: \$43,025
	Description	The Facade Improvement Program will target small businesses in low/mod areas.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Facade treatment/business building rehabilitation: 2 Business
	Location Description	Citywide, eligible.
	Planned Activities	Facade Improvements to approximately two (2) small businesses to benefit the general LMI area (14E).
5	Project Name	CDBG: Section 108 Loan Repayment
	Target Area	Citywide Low/Mod Eligible NW Redevelopment Area
	Goals Supported	3B Section 108 Loan Repayments
	Needs Addressed	Economic Development
	Funding	CDBG: \$367,964
	Description	Repayment of the section 108 loan for Old Pompano Beach Project.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	100 W. Atlantic Blvd. Suite 220, Pompano Beach, FL 33060
	Planned Activities	Repayment of the Section 108 loan for Old Pompano Beach Project (19F).
6	Project Name	HOME: Administration
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	4A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	HOME: \$41,839

	Description	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. Admin costs will not exceed 10% of the total HOME grant allocation.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible. 100 W. Atlantic Blvd. Suite 220, Pompano Beach, FL 33060
	Planned Activities	Planned activities include general management, oversight, and coordination of the HOME program including planning and monitoring costs. This activity is eligible under 24 CFR 92.207.
7	Project Name	HOME: CHDO 15% Set-Aside
	Target Area	Citywide Low/Mod Eligible NW Redevelopment Area
	Goals Supported	1C CHDO Housing Development
	Needs Addressed	Affordable Housing
	Funding	HOME: \$62,759
	Description	The City will reserve 15% of the FY 2025 HOME allocation for CHDO housing development activities.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 1 Household Housing Unit
	Location Description	NW Redevelopment Area, eligible household.
	Planned Activities	Planned activity will be funding for CHDOs to assist with the new construction of at least one (1) single family home.
8	Project Name	HOME: Homebuyer Program
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	1B Affordable Housing Opportunity
	Needs Addressed	Affordable Housing

Funding	HOME: \$313,799.85
Description	This activity will provide direct assistance to low-to-moderate income households to cover some of the costs of homeownership (such as down payment assistance, closing costs etc.). This activity is eligible under 24 CFR 92.205.
Target Date	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Direct Financial Assistance to Homebuyers: 5 Household Housing Unit
Location Description	Citywide, eligible.
Planned Activities	Planned activity is direct financial assistance to low-to-moderate income households to cover some of the costs of homeownership (such as down payment assistance, closing costs etc.). This activity is eligible under 24 CFR 92.205.

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

The City of Pompano Beach does not determine funding targets solely based on geographic areas. Much of the funding from the CDBG and HOME programs are available for use in any of the target neighborhoods or citywide, depending on the specifics of the designated activities. Direct services such as public services and affordable housing benefits are based on individual income eligibility rather than area benefit. Improvements to public facilities and infrastructure have an areawide low/mod income benefit and the distribution of funds is targeted to low/mod block group tracts.

The NW Redevelopment Area is located centrally in the City and includes downtown Pompano Beach. This area has experienced increased development over the past decade; however, many areas are still aging.

As noted in the Amended and Restated NW CRA Plan in 2024, various economic indicators in the area, such as median household income or median property value, are lower than the rest of the City, the county or the statewide medians. There is a need for façade improvements that will attract investments into the area, which will assist small businesses.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Low/Mod Eligible	90
NW Redevelopment Area	10

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. The City will target LMI individuals and households “citywide” based on eligibility. Certain activities under the CDBG program are targeted towards low/mod areas as eligible.

For example, when a planned activity is intended to serve individuals or households directly, they must meet income qualifications, as well as residency requirements (residing within the city limits of Pompano Beach), in order to receive assistance from the program. In these instances, City staff and/or one of its partner agencies will complete an eligibility status review of the applicant before the activity is initiated. These benefits fall under the low/mod clientele (LMC) or low/mod housing (LMH) national objective.

Public infrastructure and public facility improvement activities are planned activities that usually serve a community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). These benefits fall under the low/mod area (LMA) national objective.

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

Discussion

Low-Income Households

Households earning 80% of the median or less of the area median income (AMI) are considered low-income. To be considered a tract with a concentration of low-income households, the tract median household income is 80% or less of the area median household income.

The City's median income is \$61,155 and at 80%, low-income is estimated at \$48,924. Based on these criteria, the majority of the tracts with a concentration of low-income tracts are those around the central downtown area running north and south of the 95 Expressway and those in the northwest areas of the City. For a map of the concentration of low-income households, see the MA-50 of the 2025-2029 ConPlan.

Minority Concentrations:

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the Citywide average. More information about race/ethnicity concentrations in Pompano Beach can be found in the MA-50. Data was taken from the most recent 2018-2022 ACS.

Non-Hispanic, Black and African-Americans comprise of about 29.1% of the population in Pompano Beach, and a tract with a concentration would be 39.1% or more. There is a concentration of the minority group in all the tracts north of West Atlantic Boulevard and west of North Dixie Highway (12011030302, 12011030401, 12011030402, 12011030500, 12011030601 & 12011030602).

Non-Hispanic, Asians comprise of about 1.8% of the population in Pompano Beach, and a tract with a concentration would be 11.8% or more. There is one tract with a concentration in the south west area of the City (12011030806).

The Hispanic population, which makes up 24.1% of the total population of Pompano Beach would make a tract with a concentration at 34.1% or more. There are a concentration of tracts along the southwest border of the City (12011050204 & 12011050206), as well as tracts running north and south of the 95 Expressway (12011030301, 12011030500, 12011030804 & 12011030803).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing preservation and new housing opportunities for low- to moderate-income residents are a priority for Pompano Beach and its residents. In each year of the five-year Strategic Plan, the City will build on and increase the affordable housing stock in Pompano Beach. This section outlines the goals for affordable housing in the City, and what activities will be undertaken in PY 2025 with CDBG and HOME funds.

Housing rehab activities will be funded with CDBG and administered by OHUI staff. With HOME funds, the City has a goal to assist eligible first-time homebuyers with down payment and/or closing cost assistance. The City also has reserved 15% of HOME funds towards CHDO affordable housing development activities that will benefit low- to moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	11
Special-Needs	0
Total	11

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	11

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

Discussion

CDBG:

Homeowner units rehabilitated: 5 Household Housing Units

HOME:

Direct Financial Assistance to Homebuyers: 5 Household Housing Unit

Homeowner Housing Added (CHDO): 1 Household Housing Unit

AP-60 Public Housing – 91.220(h)

Introduction

This section of the Annual Action Plan outlines the actions to 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 2025.

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

The HAPB will maintain and operate five (5) public housing units and 1,106 Section 8 Housing Choice Vouchers to assist low-income individuals and families in securing and maintaining a safe and healthy living environment.

The HAPB plans to self-develop 36 one to two-story for-sale single family homes consisting of up to 4 bedrooms on the former Blanche Ely public housing site. This new construction of affordable housing will be primarily for seniors. The homes will be sold at market rate. The net proceeds from the sale will be used to finance private equity to develop a mixed-income lease to own community on the east side of the property that will target low and moderate income residents in the City of Pompano Beach. Additionally, in an effort to make the 36 for sale homes affordable, the Housing Authority is in the process of creating a Community Land Trust (CLT). Through the CLT, the land will remain with the HAPB, so that homebuyers will only be responsible for purchasing the building. This will lower the purchase price so that homeownership will become a reality for affordable and market rate buyers. HAPB will establish a CLT homeownership program and a CLT rental program. We will also explore programs and partnerships which will offer Homebuyer Education. To date, the HAPB has completed the building designs, site plan, elevations drawings, and is going through the DRC review for the proposed development.

The HAPB received an award of \$3,500,000 from Broward County Board of County Commissioners for the new construction of 100 senior units known as Provident Place on a vacant parcel owned by the HAPB (known as Golden Acres) and funded through USDA. HAPB has received 4% tax credits for this development and is also seeking other opportunities to fund this development.

The HAPB is taking the opportunity provided by Section 22 of the Housing Act to maintain development affordability for the long term, through the conversion of Public Housing subsidy to Project Based Vouchers for the remaining Public Housing Units at Ben Turner. The HAPB will undertake the Voluntary Conversion process of converting its five (5) Public Housing units to the HCV Section 8 funding platform. The Public Housing units are a part of the HAPB's Ben Turner Ridge Apartment development, which was constructed in 2017, with a DOFA date of April 30, 2018. This Voluntary Conversion is consistent with the HAPB's mission of assuring fiscal integrity through the increase in revenue resulting from the fair market rents. The Voluntary Conversion is also consistent the HAPB's mission because it ensures funding is in place for long term viability of the building through preventative maintenance, thereby promoting decent, safe, sanitary, suitable living for its residents at an affordable rent. Moreover, Voluntary Conversion is

consistent with the HAPB's goals to increase housing assisted housing choices and expand the supply of assisted housing. Finally, Voluntary Conversion is also consistent with HUD's intent to dramatically reduce its Public Housing stock.

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

The HAPB administers the Family Self-Sufficiency (FSS) program to increase resident involvement and promote self-sufficiency. The FSS program encourages the Housing Authority to collaborate with agencies, schools, businesses, and other local partners to develop a comprehensive program that equips participating families with the skills and experience needed to increase their earned income and establish an escrow account. Section 8 rental assistance 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 they must fulfill to obtain full program benefits. The goal is for each family to no longer need housing assistance by the end of the five-year contract period. If a family completes the FSS program and still needs housing assistance, they remain 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

The Pompano Beach Housing Authority is not designated as troubled by HUD. Therefore, it remains eligible to receive annual funding allocations for the operation and maintenance of existing public housing units and other eligible activities as determined by HUD.

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

Introduction

The City of Pompano Beach is committed to preventing and ending homelessness. The City collaborates closely with Broward County Homeless Initiative Partnership Continuum of Care (CoC) to assist homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, in transitioning to permanent housing and independent living. This includes efforts to reduce the duration of homelessness, facilitate access to affordable housing units, and prevent recidivism into homelessness for recently housed individuals and families.

The City also focuses on helping low-income individuals and families, especially those with extremely low incomes, avoid homelessness. The City annually invests 15% of CDBG funding for Public Services through various service providers, including Women in Distress of Broward County, Second Chance Society, Covenant House Florida, and Broward Partnership for the Homeless.

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 referrals for those in need in Pompano Beach. The North Homeless Assistance Center (NHAC), operated by Broward Partnership for the Homeless, Inc., is located in Pompano Beach. The City allocates funds to Broward Partnership for the Homeless, Second Chance Society, Covenant House Florida, and Women in Distress to support activities that prevent and end homelessness for Pompano Beach residents.

The City recently hired a Housing and Social Services Manager within the City Manager's Office. This position oversees the development and implementation of homeless services, ensuring that programs and resources across all departments align with the City's goals to address and end homelessness.

The City's Housing and Social Services program and Community Court have successfully met their goals. Community Court aims to reduce recidivism within the criminal justice system and address the underlying causes of homelessness. The City partners with various organizations, including the Broward Sheriff's Office, Broward County Housing Option Solutions and Support Division, Henderson Behavioral Health, and others, to provide wraparound services for individuals experiencing homelessness, helping them navigate housing, employment, education, food, and mental health care needs.

Addressing the emergency and transitional housing needs of homeless persons

The Broward County Homeless Initiative Partnership focuses on quickly identifying individuals

experiencing homelessness and resolving housing crises with permanent housing solutions and supportive services. Using various funding resources, including allocations from the City of Pompano Beach, the CoC has implemented a robust Rapid Re-housing strategy and continues to improve the Coordinated Entry System that assesses and prioritizes individuals for housing and services. The Housing First approach, which removes housing readiness requirements and focuses on quickly rehousing individuals and then offering services, is implemented among 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 recognizes the importance of available and affordable housing stock in addition to housing subsidies for private market units. The City is committed to evaluating existing funding resources to increase the number of housing units for individuals experiencing homelessness. The City encourages targeting those with the most acute needs for housing assistance, aligning with the CoC's prioritization processes.

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

The City invests in low-income community members through job training and business development activities. Supportive services and affordable housing are recognized solutions for creating economic opportunities and a healthy living environment. The City is dedicated to empowering residents through affordable housing, public services, and economic development.

The City annually invests 15% of CDBG funding for Public Services through various service providers, including Women in Distress of Broward County, Second Chance Society, Covenant House Florida, and Broward Partnership for the Homeless. Funded activities include services for individuals and families being discharged from publicly funded institutions and systems of care (such as healthcare facilities, mental health facilities, foster care and other youth facilities, and correctional institutions), housing services, health services, social services, employment training, elderly services, or youth services.

Committed to the Housing First approach, the City invests in evidence-based solutions to increase shelter exits to permanent housing. The City collaborates with the CoC to leverage HOME and state SHIP funding and has utilized HOME-ARP funding to develop new affordable housing units to address the needs of

individuals experiencing homelessness and those with special needs.

The City relies on the CoC, Broward County Homeless Initiative Partnership, to lead efforts to prevent and end homelessness. By taking a collaborative approach, the City works with various service systems to identify frequent users of public services who overlap with the crisis response system. In the past, the City has dedicated CDBG-CV and Coronavirus Relief Funding (CRF) to prevent evictions and foreclosures, enabling low- to moderate-income households to remain in their homes. The City refers to the CoC's policy to assist individuals being discharged from publicly funded institutions and systems of care.

The HAPB administers the Family Self-Sufficiency program, offering a Housing Choice Voucher subsidy while households participate in activities aimed at increasing economic independence and reducing reliance on public housing assistance.

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

Introduction:

The City's 2025 Analysis of Impediments to Fair Housing Choice identified the following barriers to affordable housing:

- Shortage of affordable housing
- Shortage of housing vouchers
- Above average poverty rate and wide variance in household incomes
- Shortage of workforce housing in the Community Redevelopment Agency Area
- Projected increase in the housing affordability gap

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

The City recognizes that there are important steps to mitigate barriers to affordable housing. These include a combination of planning, financial and educational tools to address fair housing impediments. To ensure an adequate supply of housing types at various levels of affordability and to accommodate the needs of the residents of Pompano Beach, the City should embrace the following actions:

Action 1: Leverage the State Housing Initiatives Partnership (SHIP) Funds.

The State Housing Initiatives Partnership (SHIP) program provides important financial support to addressing the city's housing needs. Nevertheless, the City should contribute additional local funds to expand these programs to better serve the housing needs of the city's extremely low-, very low-, and low-income households. Increase in local funding can further strengthen the Affordable Housing Trust Fund to alleviate the shortage of affordable housing units.

Action 2: Expand City Financial Incentives for Affordable Housing.

The City provides financial and many development incentives for private developers and nonprofits to construct and/or rehabilitate affordable housing. The City should further evaluate all local infrastructure charges and building related fees to determine where additional adjustments, reductions or modifications can be made for very low-income housing projects.

Action 3: Expand Public Education Regarding Fair Housing Practices.

Although the City participates in the Broward Housing Council, the City and local nonprofits need to continuously educate the public and make realtors, bankers, landlords and the public aware of discriminatory housing policies and promote fair housing opportunities for all city residents. Specific actions should include:

- Improving public knowledge and awareness of the Fair Housing Act and related housing and discriminatory laws and regulations.
- Continuing to educate and make residents aware of their rights under the Fair Housing Act and the Americans with Disabilities Act (ADA).
- Ensuring and publicizing adequate sites are available for special needs populations, such as the elderly and disabled and continue assisting in the delivery of housing by participating in federal and state housing assistance programs.
- Identifying and promoting homebuyer counseling services whenever available.

This important information can be added to the City's web site, distributed through the CRA and by the direct dissemination to local realtors, bankers and landlords at the time of their registration and property inspection.

Action 4: Expand Housing Vouchers and Subsidies.

Expand access to rental assistance programs by seeking additional Section 8 vouchers, as they may become available for low-income residents. This will increase the number of households faced with high rent.

Action 5: Build Public-Private Partnerships.

The City should seek and create new partnerships with nonprofit organizations and private developers to increase the mix of market-rate and affordable housing. These additional partnerships can also focus on redeveloping underutilized or vacant land for housing purposes identified in the City's inventory of vacant public lands. Increased housing funds and housing partnerships should be targeted for specific populations to address the housing needs of specific groups, including seniors, people with disabilities, low-income families, and people experiencing homelessness.

Action 6: Use Technology and Housing Data.

The City should invest in housing data transparency to better collect, analyze and understand local housing needs and trends. This transparency will help inform policy decisions and track housing progress. Furthermore, tech-enabled housing solutions can support the use of technology in streamlining housing construction, such as modular and prefabricated homes, which can reduce construction costs and time.

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 other actions that the City intends to implement over the upcoming program 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

The primary obstacle to meeting underserved needs in Pompano Beach is the lack of sufficient resources to meet the priorities identified in this Plan. Addressing all housing, homeless, and community development needs is difficult due to limited resources. Due to this the City must prioritize its funds each year, and not all priorities may be addressed equally in each year of the Strategic Plan. The City will utilize all federal funds 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. 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 by investing in its housing rehabilitation and homeownership programs and enhancing the quality of life for low- and moderate-income persons through public services for the homeless or at-risk of being homeless, youth and children, and seniors/elderly and frail 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-occupied 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.

Policy recommendations resulting from the study included:

- 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 restriction 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.

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 strive to 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.
- Assist small business development through commercial rehabilitation, micro-loans, technical assistance and business training.
- Improve transportation infrastructure.
- Strengthening education by investing in early childhood education, provide vocational training and adult education programs, and offer scholarships to low-income students.
- Encourage community engagement by building strong social networks and community support. This can be done by promoting volunteerism, supporting community organizations, and facilitating partnerships between businesses, non-profits, and residents to address the needs of low-income families.
- Expand affordable housing by providing tax incentives to developers who provide affordable units and by partnering with non-profit organizations to develop affordable housing projects.
- Continue to support homebuyer training programs and homebuyer assistance programs for low- and moderate-income persons.
- 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 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.

It is important to note that addressing poverty requires a long-term commitment, collaboration among

various stakeholders, and continuous evaluation and adaption of strategies.

Actions planned to develop institutional structure

The City's 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 has also created a long-term strategic plan to help guide the city's development and ensures that institutional efforts are aligned with the city's goals and vision.

The City 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.

Discussion:

Actions planned to foster and maintain affordable housing continued:

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 2025 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. Lastly, the City is committed to developing additional affordable housing units to help meet the needs of the community.

Program Specific Requirements

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

Introduction:

This section describes program specific requirements for the CDBG and HOME program. PY 2025 is the first year of the City's 2025-2029 Consolidated Plan (ConPlan), and the City expects to receive \$986,989 in CDBG funds and \$403,898 in HOME funds. The City does not anticipate any program income to be generated through the CDBG program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

N/A. The City of Pompano Beach will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205.

- 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:**

For a full description of the resale/recapture of HOME funds, the First Time Homebuyer “Purchase Assistance Program” Policy has been uploaded to the AD-25 Grantee Unique Appendices.

Term, Recapture and Default

During the first 15 years of the 20-year affordability period, if the property is sold, transferred, or conveyed; converted to a rental property; loss of homestead exemption status; or failure to occupy the home as a primary residence, the buyer will be required to pay 100% of the assistance provided. During the last five years, the assistance will be reduced to 20% per year and the satisfaction of mortgage given after the 20th year as follows:

Year	Principal
Yrs 0-15	100%
Yr 16	80%
Yr 17	60%
Yr 18	40%
Yr 19	20%
Yr 20	0%

The affordability period is based on the total amount of assistance as set forth in the HOME program written agreement, and other required agreements as they apply. The policy is also located on the City’s website at: <https://cdn.pompanobeachfl.gov/city/pages/ohui/FTHB-POLICY-Updated-1.21.2025-AG-MC.pdf>

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.

- 3. 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. HOME funds will not be used for this purpose.

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

The City of Pompano Beach TBRA program does not have a preference for persons with a disability or special needs groups; however assistance must target low- to moderate-income households. The preference is to address housing instability in the City and help low- to moderate-income households avoid homelessness.

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

The City of Pompano Beach does not have a preference for persons with a disability with HOME program funds. The City prioritizes low- to moderate-income individuals and families that have housing instability and are at risk of homelessness with its HOME program funds. This preference is needed to narrow the gap in services for this group as it will prevent households at-risk of homelessness from becoming homeless so they can continue to work towards self-sustainability in a stable environment.

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

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by the City of Pompano Beach, which is the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the City's HOME program funds. HOME funds must however target low- to moderate-income households. The City does not discriminate and provides equal access to all eligible households.

Discussion:

Describe eligible applicants (e.g., categories of eligible applicants), process for soliciting and funding

applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).

The Office of Housing and Urban Improvement (OHUI) is committed to making information about eligible applicants, available programs, and funding opportunities both accessible and transparent. Eligible applicants generally include extremely-low, very-low and low-income households, special needs populations, and other groups specified by the relevant funding sources. In alignment with these guidelines, OHUI gives priority to applications from extremely low/very low-income and special needs households, as required by the funding criteria.

OHUI employs a thorough and inclusive process for soliciting and funding applications and proposals. The City regularly updates its website to provide the most current information, including detailed application packages and program guidelines that are available for download. Public notices are issued to announce the availability of new program applications or proposals. These notices, which are accessible via a dedicated tab on the OHUI website, contain direct links to the application and comprehensive instructions on how to apply. Applications are processed on a first-come, first-eligible, first-served basis, ensuring an equitable distribution of resources. Additionally, each active program has its own section on the website with specific details about the program and the application process. Current Requests for Proposals (RFPs) are also posted under a separate dedicated tab. The City also posts NOFAs and other public notices in the local newspaper to inform residents of what is available.

To accommodate residents without internet access, OHUI offers hard copies of application materials at our office. The OHUI has also established two computer stations outside the office, where staff are available to assist residents in completing online applications. Public notices and RFP announcements are prominently displayed on the bulletin board in the lobby of City Hall to further expand outreach. OHUI staff regularly present updates before the City Commission to keep the public informed about current and upcoming program applications. Moreover, OHUI works closely with the City's Communications Department to share program openings and related information through the City's social media platforms, including Facebook and Instagram.

For those seeking additional information or assistance with the application process, OHUI staff are readily available at its office to provide guidance and support, ensuring that all eligible applicants have a fair opportunity to participate in its programs.