

City of Pompano Beach

8/16/2024

FY 2024-2025 CDBG & HOME Annual Action Plan



Office of Housing and Urban Improvement

100 W. ATLANTIC BLVD, SUITE 220

POMPANO BEACH, FLORIDA 33060

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Executive Summary

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

1. Introduction

During the 2024-2025 fiscal year, the City of Pompano Beach will receive \$986,989.00 in CDBG program funding. The City plans to allocate \$241,544.00 to the Homeowner Occupied Rehabilitation program through the Office of Housing and Urban Improvement's (OHUI) Housing Rehabilitation program. Additionally, \$100,000.00 will be directed to a Façade Improvement Program along SW 6th Street, from Dixie Highway to Cypress Road. The City will allocate \$148,048.00 towards Public Services, which include homeless services, healthcare services, after-school programs, and other supportive services for eligible beneficiaries, provided through approved non-profit partners. Administration activities will receive \$205,735.00 to cover staff time, technical assistance, and other eligible internal activities necessary for the successful administration of the CDBG program. The remaining \$300,000.00 of the CDBG annual allocation will be used for Section 108 Loan Repayment.

In the same fiscal year, the City of Pompano Beach will receive \$403,897.80 in HOME program funding. Of this, \$302,925.00 will be allocated to the City's internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City will allocate \$60,584.00 (the required 15 percent of the total allocation) to eligible HOME program activities administered by a City-approved Community Housing Development Organization (CHDO). These eligible HOME activities include acquisition for rehabilitation/resale/rental, new construction for resale/rent, and purchase assistance. The remaining \$40,388.80 of the HOME allocation will be used for Administration activities, covering staff time, technical assistance, and other eligible internal activities needed to successfully administer the HOME program.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The programs and activities described in this Action Plan are developed with three primary objectives: 1) providing benefits to low- and moderate-income individuals and households, 2) benefiting neighborhoods with high concentrations of low- and moderate-income residents, and 3) benefiting the City as a whole. The City will also use the plan to coordinate its efforts with other federal, state, and local grant programs to produce decent housing, create a suitable living environment, and increase economic opportunities within the community. Affordable housing needs will be addressed through the administration of CDBG and HOME programs, including Housing Rehabilitation, Purchase Assistance, and CHDO Assistance Programs. Non-housing community development will be supported through Public Service and Public Facility Improvement Programs.

The City works to provide information and referrals to various service providers and organizations in Broward County. The affordable housing, public services, and economic development goals and objectives identified in the strategic plan of the Consolidated Plan target all low- to moderate-income areas and individuals. The aim is to create or sustain affordable housing, provide supportive services necessary for decent living environments, and create economic opportunities throughout the City. These efforts contribute to reducing poverty and empowering the residents of Pompano Beach.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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The City's Annual Action Plans and CAPERs (Consolidated Annual Performance and Evaluation Reports) detail the City's progress in meeting the goals and priorities established in the Consolidated Plan. These documents provide an evaluation of past performance, guiding the selection of goals and projects.

The U.S. Department of Housing and Urban Development (HUD) has implemented a mandatory performance measurement system for community planning and development formula grant programs. This system is designed to measure the performance of each project and activity through specific outcomes.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City's current CDBG Citizen Participation Program is structured through the Community Development Advisory Committee (CDAC), which consists of six residents appointed by the City Commission and City Manager. This Committee holds public meetings to gather citizen input on housing and community development needs before recommending activities for funding with annual CDBG and HOME allocations. They also participate in program amendments and performance evaluations. The

major work of the CDAC occurs between December and June of each program year, with meeting notices posted and attendance open for public observation and comment. The CDAC reviews all proposed activities and makes recommendations to the City Commission for final approval.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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The City values the input of citizens and other agencies when preparing the proposed and final Plan. Any comments received during the 30-day comment period on the proposed Plan will be summarized and attached to the final Plan submitted to HUD.

At the March 21, 2024, Public Hearing, the Community Development Advisory Committee (CDAC) heard presentations from CDBG and HOME Public Service applicants to make funding recommendations for the FY 2024-2025 Annual Action Plan. The Committee then met with City staff in a second Public Hearing on June 6, 2024, where they reached an agreement on the funding recommendations included in the FY 2024-2025 Annual Action Plan. The Office of Housing and Urban Improvement (OHUI) requests approval of the Plan so it can be advertised for the required 30-day public comment period and submitted to HUD by the August 16, 2024 filing deadline.

No public comments were received.

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

No public comments were received.

7. Summary

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

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

The citizen participation plan process helps to provide important feedback from stakeholders and citizens, which are used to shape the goals and objectives outlined in the Annual Action Plan.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative (optional)

N/A

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

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Pompano Beach Public Housing Authority and the Broward County Housing Initiative Partnership are responsible for the coordination of these activities between public and assisted housing providers.

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

The City of Pompano Beach will continue many of the projects initiated in the previous Five-Year Plan. These activities will include homeless services, healthcare services for low- and moderate-income (LMI) residents, shelters for victims of domestic violence, and services for children.

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

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 collaborates closely with Broward County's 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. This includes 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) and those receiving assistance from public or private agencies addressing housing, health, social services, employment, education, or youth needs.

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

	Briefly describe how the Agency/Group/Organization was consulted. 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.
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A-There were no agency types not consulted during this process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	See AP-65

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

N/A

AP-12 Participation – 91.105, 91.200(c)

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

The City of Pompano Beach Citizen Participation Plan (CPP) outlines how citizens can participate in the CDBG and HOME programs. Its purpose is to encourage and solicit public involvement in the planning process and to meet HUD requirements. The CPP was last amended in 2020 to reflect waivers granted by HUD to expedite actions in response to COVID-19 and reduce the virus's spread. These waivers reduced the required public comment period on the Consolidated Plan and allowed the City to use virtual public hearings to solicit input on the proposed Plan.

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

The Office of Housing and Urban Improvement (OHUI) advertised a competitive application process for qualified housing and supportive service providers to apply for funding allocations available for housing and public services activities. After the application deadline, the applications were evaluated, ranked, and budget allocations were assigned to each selected service provider. The OHUI then presented the funding recommendations for FY 2024-2025 to the CDAC for final approval. The finalized draft list of these priority projects and designated funding amounts was included in the 2024-2025 Annual Action Plan for public comment.

The City's outreach efforts included a CDBG and HOME workshop on March 7, 2024, where technical assistance was provided to organizations interested in applying for HUD grant funds. During this meeting, staff reviewed the application process, eligible activities and projects, national objectives, and other program guidelines. Potential applicants were also informed about the next steps in the application process, including a CDAC public hearing where applicants could present to the Committee and address questions about their applications.

A public hearing was held on March 21, 2024, to gather input from residents and stakeholders on priority housing and community development needs. During the meeting, information was shared on the goals and objectives of the CDBG and HOME programs, anticipated funding amounts, and a summary of data from the Needs Assessment and Market Analysis. This provided participants with a comprehensive view of the information considered when making funding decisions. Participants were given the opportunity to ask questions of City staff and participate

openly in the meeting. A second public hearing was held on June 6, 2024, where the CDAC reached an agreement on the funding recommendations contained in the FY 2024-2025 Annual Action Plan.

After the citizen participation process was completed, the OHUI analyzed all public feedback received to assist in determining the priority goals for the FY 2024-2025 Action Plan. A summary of the Action Plan was posted on the City's website and published in a newspaper of general circulation on July 10, 2024. The final list of priority projects, goals, and objectives will be reviewed and approved by the City of Pompano Beach Board of City Commissioners before the submission of the Consolidated Plan to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Nonprofit Stakeholders</p>	12 organizations attended. No other members of the public.	Attendees asked questions about the FY 2024 CDBG and HOME RFP application process.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Nonprofit Stakeholders</p>	14 organizations attended. No other members of the public.	Organizations gave oral presentations about their program and what they are requesting funding for. No public comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Nonprofit Stakeholders</p>	2 Organizations attended and no other members of the public.	Organizations in attendance expressed gratitude to the City and CDAC for their continued support.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Nonprofit Stakeholders</p>	No comments received	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

During the 2024-2025 fiscal year, the City of Pompano Beach will receive \$986,989.00 in CDBG program funding. The City plans to allocate \$241,544.00 to the Homeowner Occupied Rehabilitation program through the Office of Housing and Urban Improvement's (OHUI) internally administered Housing Rehabilitation program. Additionally, \$100,000.00 will be directed to a Façade Improvement Program targeting the LMI area along SW 6th Street from Dixie Highway to Cypress Road. The City will allocate \$148,048.00 to Public Services, which include homeless services, healthcare services, after-school programs, and other supportive services for eligible beneficiaries through approved non-profit partners. Administration activities will receive \$197,397.00 to cover staff time, technical assistance, and other eligible internal activities necessary for the successful administration of the CDBG program. The remaining \$300,000.00 of the CDBG annual allocation will be used for Section 108 Loan Repayment.

In the same fiscal year, the City of Pompano Beach will receive \$403,897.80 in HOME program funding. Of this amount, \$302,925.00 will be allocated to the City's internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City will allocate \$60,584.00 (the required 15 percent of the total allocation) to eligible HOME program activities administered by a City-approved Community Housing Development Organization (CHDO). These eligible activities include acquisition for rehabilitation/resale/rental, new construction for resale/rent, and purchase assistance. The remaining \$40,388.80 of the HOME allocation will be used for administration

activities, covering staff time, technical assistance, and other eligible internal activities needed to successfully administer the HOME program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	986,989	0	1,745,447	2,732,436	2,732,436	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	403,898	0	79,538	483,436	483,436	The annual allocation and any program income or prior year resources will be allocated to eligible HOME activities per 24 CFR 92.

Table 5 - 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

If appropriate, describe publically 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	Administration	2020	2024	Planning & Administration	Citywide	Administration	CDBG: \$197,397 HOME: \$40,389	Other: 1 Other
2	Homeowner Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG: \$241,544	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Public Services	2020	2024	Non-Housing Community Development	Citywide	Public Services	CDBG: \$148,048	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Economic Development	2020	2024	Non-Housing Community Development	Citywide		CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Facade treatment/business building rehabilitation: 4 Business
5	CHDO Activities	2020	2024	Affordable Housing	NW Redevelopment Area	Affordable Housing	HOME: \$60,584	Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Purchase Assistance	2020	2024	Affordable Housing	Citywide	Purchase Assistance	HOME: \$302,925	Direct Financial Assistance to Homebuyers: 4 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administration
	Goal Description	Planning & Administration
2	Goal Name	Homeowner Housing Rehabilitation
	Goal Description	Housing Rehabilitation Program
3	Goal Name	Public Services
	Goal Description	Public Services Activities to benefit LMI clients.
4	Goal Name	Economic Development
	Goal Description	Section 108 Loan Repayment- \$300,000 Facade Improvement Program-\$100,000
5	Goal Name	CHDO Activities
	Goal Description	New Construction of Affordable Housing Unit
6	Goal Name	Purchase Assistance
	Goal Description	First Time Homebuyer Program

Projects

AP-35 Projects – 91.220(d)

Introduction

Anticipated Funding Allocation for FY 2024 (October 1, 2024 – September 30, 2025)

The City of Pompano Beach expects to receive a total of \$1,290,886.80 in FY 2024 funding, distributed as follows:

- **CDBG:** \$986,989.00
- **HOME:** \$403,897.80

Community Development Block Grant (CDBG) Allocations

- **Homeowner Occupied Rehabilitation:** \$241,544.00 allocated to the Office of Housing and Urban Improvement's (OHUI) Housing Rehabilitation program.
- **Façade Improvement Program:** \$100,000.00 allocated to target the LMI area along SW 6th Street from Dixie Highway to Cypress Road.
- **Public Services:** \$148,048.00 allocated to homeless services, health care services, after-school programs, and other supportive services through approved non-profit partners.
- **Administration Activities:** \$197,397.00 allocated for staff time, technical assistance, and other eligible internal activities.
- **Section 108 Loan Repayment:** \$300,000.00 from the annual CDBG allocation.

HOME Program Allocations

- **First-Time Homebuyer Program:** \$302,925.00 allocated for direct purchase assistance to eligible first-time homebuyers.
- **Community Housing Development Organization (CHDO):** \$60,584.00 allocated (15% of the total allocation) for eligible activities such as acquisition for rehabilitation/resale/rental, new construction for resale/rent, and purchase assistance.
- **Administration Activities:** \$40,388.80 allocated for staff time, technical assistance, and other eligible internal activities.

Public Review Period

The required public review period begins Wednesday, July 10, 2024 and ends Thursday, August 8, 2024. The City of Pompano Beach will receive written comments until 6:00 PM on Thursday, August 8, 2024 on

the proposed Action and budget as follows:

Projects

#	Project Name
1	CDBG Administration
2	Housing Rehabilitation
3	Public Service Activities
4	Section 108 Loan Repayment
5	Façade Improvement Program (Non-CRA District)
6	Purchase Assistance
7	CHDO Reserve Funding
8	HOME Administration

Table 7 - Project Information

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

Allocation priorities have been established based on public feedback, needs 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.

Program income received during the 2024-2025 fiscal year will be proportionately allocated to the projects and strategies outlined in the 2024 Action Plan, in accordance with the City's Citizen Participation Plan.

AP-38 Project Summary

Project Summary Information

Project Summary Information					
N o.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	CDBG Administration	Administration	Citywide - Other	Administration	CDBG : \$197,397
	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).			
	Target Date for Completion	09/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	N/A			

	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	100 W. Atlantic Blvd. Suite 220 Pompano Beach, FL 33060			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	This activity will provide general management, oversight, and coordination of the program. This activity is assumed to benefit low-and moderate-income persons and are eligible under 24 CFR 570.206(a).			
2	Housing Rehabilitation	Homeowner Housing Rehabilitation	Citywide - Other	Affordable Housing	CDBG : \$241,544
	Description	This project will provide home repair assistance to low- and moderate-income homeowners who are experiencing conditions in and around the home that pose a threat to the health, safety, and welfare of the household occupants. 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 for Completion	09/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this	Four (4) low-to-moderate income households.			

3	discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide- Scattered sites			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	This project will provide home repair assistance to low- and moderate-income homeowners who are experiencing conditions in and around the home that pose a threat to the health, safety, and welfare of the household occupants. 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.			
3	Public Service Activities	Public Services	Citywide - Other	Public Services	CDBG : \$148,048
	Description	The City will collaborate with internal and external parties to provide eligible community service activities. These activities are eligible under 24 CFR 570.201(E), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(2) Limited Clientele Activities or Area Benefit Activities.			
	Target Date for Completion	09/30/2025			
	Estimate the number and type of families that will benefit from the	1,000 low-to-moderate income persons.			

	proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The City will collaborate with internal and 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.			
4	Section 108 Loan Repayment	Economic Development		Economic Development	CDBG : \$300,000
	Description	Repayment of the section 108 loan for Old Pompano Beach Project.			
	Target Date for Completion	09/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this	N/A			

	discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	100 W. Atlantic Blvd. Suite 220 Pompano Beach, FL 33060			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Repayment of the Section 108 loan for Old Pompano Beach Project.			
5	Facade Improvement Program (Non-CRA District)	Economic Development		Economic Development	CDBG : \$100,000
	Description	The Facade Improvement program will target small businesses outside of the City CRA District along the North side of SW 6th Street from Dixie Hwy to Cypress Road (LMI Area).			
	Target Date for Completion	09/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this	Approximately four (4) businesses will be assisted with Facade improvements.			

	discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	SW 6 th Street from Dixie Hwy to Cypress Road (several plazas on the North side of the street)			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Facade Improvements to approximately four (4) small businesses to benefit the general LMI area.			
6	Purchase Assistance	Purchase Assistance	Citywide - Other	Purchase Assistance	HOME : \$381,129
	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.), and/or address rehabilitation issues of housing units. This activity is eligible under 24 CFR 92.205.			
	Target Date for Completion	09/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities	Four (4) low-to-moderate income households assisted.			

	(additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	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.), and/or address rehabilitation issues of housing units. This activity is eligible under 24 CFR 92.205.			
7	CHDO Reserve Funding	CHDO Activities	NW Redevelopment Area - Local Target area	Affordable Housing	HOME : \$60,584
	Description	New Construction			
	Target Date for Completion	09/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this	One (1) low-to-moderate income household.			

	discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	NW Redevelopment Area			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Assist with the new construction of at least one (1) single family home.			
8	HOME Administration	Administration		Administration	HOME : \$40,389
	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.			
	Target Date for Completion	09/30/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this	N/A			

discussion may be available on the AP-36 Project Detail screen)	
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	100 W. Atlantic Blvd. Suite 220 Pompano Beach, FL 33060
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	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.

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
NW Redevelopment Area	
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale allows the entire jurisdiction to receive funds based primarily upon client need.

Discussion

Funding for housing and community development programs will generally be utilized city-wide and/or in the eligible Census Tracts and Block Groups to allow for maximum flexibility and take advantage of potential leveraging opportunities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The following tables outline the expected outcomes from utilizing CDBG and HOME program funds to support eligible housing activities. These projects aim to increase affordable housing opportunities through rehabilitation, acquisition of existing units, and the production of new units.

The City will allocate a total of \$605,053.00 in CDBG and HOME funding for the 2024-2025 program year to address affordable housing needs, distributed as follows:

- **CDBG Housing Rehabilitation:** \$241,544.00
- **HOME First-Time Homebuyer Program (FTHB):** \$302,925.00
- **HOME Community Housing Development Organization (CHDO) Project:** \$60,584.00

New Housing and Social Services Manager Position

To enhance the management and delivery of homeless services, the City has created a new Housing and Social Services Manager position within the City Manager's Office. This role involves:

- Overseeing the development and implementation of homeless services.
- Ensuring alignment of programs and resources across all departments with the City's goals to address and end homelessness.
- Focusing City resources on specific local needs and enhancing service delivery in identified gaps or areas for increased activity.

The intent is to increase shelter exits to permanent housing, supporting the Housing First approach.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	0
Total	9

Table 9 - 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	1
Rehab of Existing Units	4

One Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	4
Total	9

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

During FY 2024-2025, the City will use CDBG and HOME funding to assist 9 households as follows: a minimum of four (4) housing units will be rehabilitated through the CDBG owner-occupied housing rehabilitation program, a total of one (1) housing unit will be constructed with the use of HOME CHDO funding, and four (4) existing units in which households will benefit from down payment and closing cost assistance. Homeless needs and special needs populations are being addressed through a combination of CoC activity and leveraging with state SHIP funds.

AP-60 Public Housing – 91.220(h)

Introduction

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 FY 2024-2025.

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

The HAPB will maintain and operate five public housing units and 1,096 Section 8 Housing Choice Vouchers to assist low-income individuals and families in securing and maintaining a safe and healthy living environment.

HAPB is also developing the vacant land that formerly housed the Blanche Ely Estates public housing units, with plans to construct affordable housing primarily for seniors. The Housing Authority plans to apply for tax credits, the State Apartment Incentive Loan (SAIL) program, and other funding opportunities to support this development.

The HAPB has been awarded \$1,800,000 from the Broward County Board of County Commissioners to negotiate and execute agreements for gap financing for the Blanche Ely Estates Project. This agreement includes a \$50,000 per unit subsidy toward the construction of 36 income-restricted affordable home ownership homes, payable to the Pompano Beach Housing Finance Authority upon issuance of a certificate of occupancy for each home.

The Housing Authority will seek additional tax credits and other funding opportunities to support this development, consistent with the Five-Year Plan, which aims to expand the supply of assisted housing through Project-Based Vouchers (PBV).

The HAPB is exploring various options to expand housing opportunities and increase the affordable housing inventory in the community, including:

- Purchasing and building affordable multi-family rental units
- Utilizing its Faircloth authority of 113 units to convert to the Rental Assistance Demonstration (RAD) program
- Expanding Project-Based Voucher (PBV) options
- Creating homeownership opportunities

The HAPB is also leveraging Section 22 of the Housing Act to maintain long-term affordability by converting Public Housing subsidies to Project-Based Vouchers for the remaining Public Housing Units at Ben Turner. This Voluntary Conversion will convert five Public Housing units to the Housing Choice

Voucher Section 8 funding platform. These units are part of the Ben Turner Ridge Apartment development, constructed in 2017 with a Date of Full Availability (DOFA) of April 30, 2018. This conversion aligns with HAPB's mission to ensure fiscal integrity through increased revenue from fair market rents and to promote decent, safe, sanitary, and suitable living conditions at an affordable rent. Additionally, this strategy supports HUD's goal of reducing its Public Housing stock and aligns with HAPB's goals to increase housing choices and expand the supply of assisted housing.

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.

Discussion

N/A

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

Introduction

The City of Pompano Beach is committed to preventing and ending homelessness, as demonstrated by the allocation of additional funding from the CARES Act (CDBG-CV) and the American Rescue Plan Act (ARPA). These funds support public service activities including Meals on Wheels, Emergency Rental Assistance, and other programs targeting individuals at risk of or experiencing homelessness and other special needs populations. In planning and setting goals, the City incorporated feedback from the Broward County Homeless Initiative Partnership and the Continuum of Care Lead Agency.

The City of Pompano Beach has also partnered with the Seventeenth Judicial Circuit Court, collaborating with the Clerk of Courts, the Office of the Public Defender, the State Attorney's Office, the Broward Sheriff's Office, and several treatment providers, including Henderson Behavioral Health, to establish the second Community Court in Florida. Community Court addresses low-level misdemeanor crimes and municipal ordinance violations, engaging the community, helping offenders, and assisting individuals in need of social services and resources.

From October 2022 to June 1, 2024, the Pompano Beach Community Court at the Annie L. Weaver Center reported:

- 34 hearings held
- 111 Notices to Appear (NTA's) served
- 200 community service hours completed
- 33 participants graduated from Community Court
- 82 appointments (walk-ins) served

Additionally, through a partnership with Broward Health, 85 individuals received medical attention. Currently, 36 community-based organizations and partners contribute to the Community Court program. Out of 34 cases heard, 26 individuals were housed through the Community Court program.

The City also operates a Housing and Social Services program overseen by the City Manager's Office, aimed at providing street outreach, intake, assessments, housing, and connecting clients with core and wraparound services through providers of the Continuum of Care (CoC). From October 2022 to June 1, 2024, the program served 2,205 clients, providing services such as Social Security benefits, identification assistance, birth certificates, motel vouchers, banking support services, benefits screening, permanent housing referrals, rapid re-housing referrals, medical respite facilities, and street outreach services. Out of these clients, 49 were housed and transitioned off the streets through various housing services, including Permanent Supportive Housing, skilled nursing facilities, family reunification, respite housing, emergency shelters, and detox and mental health treatment facilities.

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 shelter 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.

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

The City 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's investment of \$148,048.00 in CDBG funding for Public Services is anticipated to support 1,000 individuals 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.

Discussion

N/A

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

Introduction:

Government regulations, including land use and zoning codes and building codes adopted by a jurisdiction, can significantly impact housing costs and limit the supply of affordable housing. The City of Pompano Beach acknowledges the existence of institutional, regulatory, and policy barriers that hinder the development and accessibility of affordable housing. Many of these barriers are under the jurisdiction of City policymakers, including the permitting, zoning, and housing and urban improvement offices.

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

To address these barriers, the City has adopted an Affordable Housing Incentive Plan as part of its Local Housing Assistance Plan (LHAP). Participation in the State Housing Initiatives Partnership (SHIP) program requires the adoption of two key incentives: expedited permitting for affordable housing projects and regular review of regulatory actions that may impact housing costs. Beyond these mandated incentives, the City has implemented additional measures recommended by its Affordable Housing Advisory Committee (AHAC), which include:

- Modification of impact fees
- Flexible densities
- Affordable accessory residential units
- Parking and setback requirement adjustments
- Flexible lot considerations
- Surplus land inventory
- Support for development near transportation hubs

Furthermore, the City updated its FY 2020-2024 Analysis of Impediments to Fair Housing Choice (AI), identifying strategies to address barriers to affordable housing. A review of the City's zoning regulations and Comprehensive Plan revealed that the residential zoning code permits diverse uses, including Accessory Dwelling Units (ADUs) and density bonuses for affordable housing, encouraging new development of decent, safe, affordable housing. Despite these provisions, the AI identified an insufficient supply of affordable rental and homeowner housing as a significant impediment to fair

housing choice.

Actions Identified to Address Affordable Housing Impediments

The AI recommended several actions to mitigate this issue:

- Partner with a Community Land Trust (CLT) and support its operations with quality City-owned surplus lands, unrestricted operating funds, and development subsidies.
- Focus CLT investment in properties located in census tracts in the eastern half of the City.
- Implement proposed Policy 03.01.08 in the Comprehensive Plan update (ADUs) and develop a grant program to support the development of ADUs in high-opportunity neighborhoods in the eastern half of the City.
- Conduct an annual review of Florida Housing Finance Corporation (FHFC) Request for Applicants (RFAs) and identify available City and private resources to ensure applications are submitted to relevant RFA opportunities.
- Prioritize infrastructure improvement projects in racially or ethnically concentrated areas of poverty and majority-minority census tracts.
- Research the establishment of a mandatory inclusionary zoning ordinance in high-opportunity neighborhoods undergoing significant redevelopment.
- Implement a rental assistance strategy for extremely low-income renters, including households experiencing homelessness.

By adopting these strategies and policies, the City of Pompano Beach aims to remove barriers to affordable housing and enhance housing opportunities for all its residents.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

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

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

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

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

Consolidated Plan strategies.

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

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

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 PY 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) and will implement mitigation strategies to address barriers to affordable housing based upon the findings of the AI. 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(I)(1,2,4)

Introduction:

The City of Pompano Beach expects to have \$986,989.00 in CDBG funding and \$403,897.80 in HOME funding available during program year 2024-2025.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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(I)(2)

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

as follows:

N/A

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

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

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

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

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

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

See above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

N/A- HOME funds will not be used for this purpose.

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

N/A

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

N/A

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

N/A

N/A

