

8/16/2023

# City of Pompano Beach

## FY 2023-2024 CDBG & HOME

### Annual Action Plan



#### *Office of Housing and Urban Improvement*

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

### **1. Introduction**

During the 2023-2024 fiscal year, the City of Pompano Beach will receive \$1,028,677 in CDBG program funding. The City anticipates allocating \$368,641 towards Homeowner Occupied Rehabilitation through the Office of Housing and Urban Improvement's (OHUI) internally administered Housing Rehabilitation program. The City anticipates allocating \$154,301 towards Public Services including homeless services, health care services, after school programs and other supportive services to eligible beneficiaries, through approved non-profit organization partners. The City anticipates allocating \$205,735 towards Administration activities for staff time, technical assistance, and other eligible internal activities needed to successfully administer the CDBG program. The remaining \$300,000 CDBG annual allocation will be used for Section 108 Loan Repayment.

During the 2023-2024 fiscal year, the City of Pompano Beach will receive \$508,172 in HOME program funding. The City anticipates allocating \$381,129 towards the City's internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City anticipates allocating \$76,226 (the required 15 percent of the total allocation) towards eligible HOME program activities administered by a City approved Community Housing Development Organization (CHDO). Eligible HOME activities include acquisition for rehabilitation/resale/rental, new construction for resale/rent, and purchase assistance. CHDO funds will be awarded to Broward County Habitat Community Housing Development Corporation to expand the affordable housing supply available to low-income Broward County residents by building nine (9) more modest, energy-efficient two-story homes in Phase VII of Blanche Ely's Rick Case Honda Community by January 2024, evidenced by certificates of occupancy. Deed restrictions will maintain affordability for 30 years. CHDO funds will be used to support the construction of one (1) home in Phase VII of the Blanche Ely's RCHC. The remaining \$50,817 HOME allocation will be used toward Administration activities for staff time, technical assistance, and other eligible internal activities needed to successfully administer the HOME program.

Lastly, during FY 2023-2024, the City of Pompano Beach also plans on re-programming approximately \$15,699.00 in unexpended CDBG-CV3 funds to help leverage the City of Pompano Beach's Parks and Recreation Department Senior Meals on Wheels program. The unexpended funds were originally budgeted for Water Utility Assistance. Due to a reduced need for the Water Utility Assistance public service program the remaining funds will be re-allocated to assist our Senior population. This Senior Meals on Wheels activity is considered a public service activity and is 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.

### **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.

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

The City works to provide information and referrals to the many 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 persons in order to create or sustain affordable housing, provide supportive services necessary to create decent living environments, and create economic opportunities throughout the City; all of which are measures of reducing poverty and creating empowerment for the residents of Pompano Beach.

### **3. Evaluation of past performance**

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

The City's Annual Action Plans and CAPERs (Consolidated Annual Performance and Evaluation Report) detail the City's accomplishments in meeting the goals and priorities established in the Consolidated Plan. This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The U.S. Department of Housing and Urban Development (HUD) has implemented a mandatory standard performance measurement system for community planning and development formula grant programs. The system is designed to measure performance under 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) of seven (7) residents of the City who are appointed by the City Commission and City Manager. This Committee holds public meetings to receive citizen input on housing and community development needs before recommending activities for funding with annual CDBG and HOME allocations. They also participate in program amendments and program performance evaluations. The major work of the CDAC is conducted between December and June of each program year, with notice of

each meeting posted and attendance open for observation and comment. The CDAC reviews all proposed activities and makes recommendations to the City Commission for final approval.

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

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

The City considers the views of citizens and other agencies in preparing the proposed and final Plan. Any comments received during the thirty (30) day comment period on the proposed Plan will be attached, in summary form, and submitted with the final Plan to HUD.

At its March 16<sup>th</sup>, 2023 Public Hearing, the Community Development Advisory Committee heard presentations from CDBG and HOME Public Service applicants in order to make Public Service and other funding recommendations as part of the FY 2023-2024 Annual Action Plan. The Committee subsequently met with City staff in a second Public Hearing on June 1, 2023 at which an agreement was reached on the funding recommendations contained in the FY 2023-2024 Annual Action Plan. OHUI requests approval of the Plan so that it can be advertised for the required 30-day public comment period and submitted to HUD by its August 16, 2023 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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
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(l)**

### **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(l))**

The City of Pompano Beach will continue many of the projects begun in the last Five-Year plan. The activities will include homeless services, health services for LMI Pompano Beach residents, providing shelters for victims of domestic violence and services for children.

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

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

The City works closely with Broward County's CoC to assist 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.

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.

#### **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	<b>Agency/Group/Organization</b>	Broward County Homeless Initiative Partnership
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	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



<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Organization was consulted via phone and email. 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.</p>
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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 ways in which the citizens of Pompano Beach can participate in the CDBG and HOME programs. Its purpose is to encourage and solicit public participation in the planning process, as well as to meet the requirements of the HUD. The CPP was last amended in 2020 to reflect waivers granted by HUD to expedite actions to respond to COVID-19 and reduce the spread of the virus. Specifically, the waivers reduced the required public comment period on the Consolidated Plan and allowed the City to use virtual public hearings to solicit input on the proposed Plan.

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

The OHUI advertised a competitive application process for qualified housing and supportive service providers to apply for funding allocations available for housing and public services activities. After the application deadline passed, the applications were evaluated, ranked and a budget allocation was assigned to each selected service provider. After the application evaluations, the OHUI presented the recommendations for FY 2023-2024 funding to the CDAC for final approval. The finalized draft list of these priority projects and the designated funding amounts were included in the 2023-2024 Annual Action Plan for public comment.

Included in the City's outreach was a CDBG and HOME workshop on March 2, 2023 where technical assistance was available to organizations interested in applying for HUD grant funds. In this meeting, staff reviewed the application process, eligible activities and projects, national objectives, and other program guidelines. Potential applicants were also advised about the next steps in the application process including a CDAC public hearing where applicants could make presentations to the Committee and address questions on their applications.

A public hearing was held on March 16, 2023 for the purpose of getting input from residents and stakeholders on the priority housing and community development needs. During the meeting, information was shared on the goals and objectives of the CDBG and HOME programs, the amount of anticipated funding, and a summary of the data from the Needs Assessment and the Market Analysis was also presented to give participants a view of information that the City would consider when making funding decisions. Participants were given an opportunity to ask questions of City staff and to participate openly in the meeting. A second public hearing was held on June 1, 2023 at which time the CDAC reached an agreement on funding recommendations contained in the FY 2023-2024 Annual Action Plan.

After the citizen participation process was completed, the OHUI analyzed all the public feedback received to assist in determining the priority goals for the FY 2023-2024 Action Plan. The summary of the Action Plan was posted on the City's website and published in the newspaper of general circulation on July 12, 2023. The final published list of these priority projects, goals and objectives will be reviewed and approved by the City of Pompano Beach Board of City Commissioners prior to submission of the Consolidated Plan to HUD.

**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 Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Nonprofit Stakeholders	10 organizations attended. No other members of the public.	Attendees asked questions about the 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>	<p>12 organizations attended. No other members of the public.</p>	<p>Organization gave oral presentation about their program and what they are requesting funding for. No public comments were received.</p>	N/A	
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>	<p>5 Organizations attended. No other members of the public.</p>	<p>Organizations present expressed gratitude to the City and CDAC for their continued support.</p>	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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Nonprofit Stakeholders	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 2023-2024 fiscal year, the City of Pompano Beach will receive \$1,028,677 in CDBG program funding. The City anticipates allocating \$368,641 towards Homeowner Occupied Rehabilitation through the Office of Housing and Urban Improvement’s (OHUI) internally administered Housing Rehabilitation program. The City anticipates allocating \$154,301 towards Public Services including homeless services, health care services, after school programs and other supportive services to eligible beneficiaries, through approved non-profit organization partners. The City anticipates allocating \$205,735 towards Administration activities for staff time, technical assistance, and other eligible internal activities needed to successfully administer the CDBG program. The remaining \$300,000 CDBG annual allocation will be used for Section 108 Loan Repayment.

During the 2023-2024 fiscal year, the City of Pompano Beach will receive \$508,172 in HOME program funding. The City anticipates allocating \$381,129 towards the City’s internal First Time Homebuyer

Program, which provides direct purchase assistance to eligible first-time homebuyers. The City anticipates allocating \$76,226 (the required 15 percent of the total allocation) towards eligible HOME program activities administered by a City approved Community Housing Development Organization (CHDO). Eligible HOME activities include acquisition for rehabilitation/resale/rental, new construction for resale/rent, and purchase assistance. CHDO funds will be awarded to Broward County Habitat Community Housing Development Corporation to expand the affordable housing supply available to low-income Broward County residents by building nine (9) more modest, energy-efficient two-story homes in Phase VII of Blanche Ely’s Rick Case Honda Community by January 2024, evidenced by certificates of occupancy. Deed restrictions will maintain affordability for 30 years. CHDO funds will be used to support the construction of one (1) home in Phase VII of the Blanche Ely’s RCHC. The remaining \$50,817 HOME allocation will be used toward Administration activities for staff time, technical assistance, and other eligible internal activities needed to successfully administer the HOME program.

Lastly, during FY 2023-2024, the City of Pompano Beach also plans on re-programming approximately \$15,699.00 in unexpended CDBG-CV3 funds to help leverage the City of Pompano Beach’s Parks and Recreation Department Senior Meals on Wheels program. The unexpended funds were originally budgeted for Water Utility Assistance. Due to a reduced need for the Water Utility Assistance public service program the remaining funds will be re-allocated to assist our Senior population. This Senior Meals on Wheels activity is considered a public service activity and is 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.

**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	1,028,677	0	\$984,745.07	2,013,422.07	3,013,422.07	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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	508,172	0	\$68,234.95	576,406.95	1,076,406.95	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**

The City of Pompano Beach does not currently have any plans to leverage additional resources to any of the goals and objectives identified in this Strategic Plan. In the event that a project arises that is eligible to leverage with federal funds, the City will hold a formal advertisement process and public meeting to inform the public of the Consolidated Plan update. Matching requirements are satisfied by use of 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. Under the surplus land the city created a new program for Affordable housing. The lots are used to develop new single-family homes to be sold to qualified first time homebuyers.

**Discussion**

Through the Affordable Housing Trust Fund program, the construction, purchase, redevelopment and sale of affordable homes and residential and rental properties the City can transform vacant and/or abandoned land or properties into owner occupied homes and rental properties that add to the tax base of the City and contribute positively to our community and help to stabilize neighborhoods. The City will continue to use HOME funds to leverage our first-time home buyer 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: \$205,735 HOME: \$50,817	Other: 1 Other
2	Homeowner Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG: \$368,641	Homeowner Housing Rehabilitated: 6 Household Housing Unit
3	Public Services	2020	2024	Non-Housing Community Development	Citywide	Public Services	CDBG: \$154,301	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Economic Development	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
5	CHDO Activities	2020	2024	Affordable Housing	NW Redevelopment Area	Affordable Housing	HOME: \$76,226	Homeowner Housing Added: 1 Household Housing Unit
6	Purchase Assistance	2020	2024	Affordable Housing	Citywide	Purchase Assistance	HOME: \$381,129	Direct Financial Assistance to Homebuyers: 7 Households Assisted

**Table 6 – Goals Summary**



## Goal Descriptions

1	Goal Name	Administration
	Goal Description	
2	Goal Name	Homeowner Housing Rehabilitation
	Goal Description	
3	Goal Name	Public Services
	Goal Description	
4	Goal Name	Economic Development
	Goal Description	
5	Goal Name	CHDO Activities
	Goal Description	
6	Goal Name	Purchase Assistance
	Goal Description	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City anticipates receiving a total of \$1,536,849 in FY 2023 funding (October 1, 2023 – September 30, 2024) as follows: CDBG - \$1,028,677 and HOME \$508,172.

The City anticipates allocating \$368,641 towards Homeowner Occupied Rehabilitation through the Office of Housing and Urban Improvement's (OHUI) internally administered Housing Rehabilitation program. The City anticipates allocating \$154,301 towards Public Services including homeless services, health care services, after school programs and other supportive services to eligible beneficiaries, through approved non-profit organization partners. The City anticipates allocating \$205,735 towards Administration activities for staff time, technical assistance, and other eligible internal activities needed to successfully administer the CDBG program. The remaining \$300,000 CDBG annual allocation will be used for Section 108 Loan Repayment.

During the 2023-2024 fiscal year, the City of Pompano Beach will receive \$508,172 in HOME program funding. The City anticipates allocating \$381,129 towards the City's internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City anticipates

allocating \$76,226 (the required 15 percent of the total allocation) towards eligible HOME program activities administered by a City approved Community Housing Development Organization (CHDO). Eligible HOME activities include acquisition for rehabilitation/resale/rental, new construction for resale/rent, and purchase assistance. CHDO funds will be awarded to Broward County Habitat Community Housing Development Corporation to expand the affordable housing supply available to low-income Broward County residents by building nine (9) more modest, energy-efficient two-story homes in Phase VII of Blanche Ely’s Rick Case Honda Community by January 2024, evidenced by certificates of occupancy. Deed restrictions will maintain affordability for 30 years. CHDO funds will be used to support the construction of one (1) home in Phase VII of the Blanche Ely’s RCHC. The remaining \$50,817 HOME allocation will be used toward Administration activities for staff time, technical assistance, and other eligible internal activities needed to successfully administer the HOME program.

Lastly, during FY 2023-2024, the City of Pompano Beach also plans on re-programming approximately \$15,699.00 in unexpended CDBG-CV3 funds to help leverage the City of Pompano Beach’s Parks and Recreation Department Senior Meals on Wheels program. The unexpended funds were originally budgeted for Water Utility Assistance. Due to a reduced need for the Water Utility Assistance public service program the remaining funds will be re-allocated to assist our Senior population. This Senior Meals on Wheels activity is considered a public service activity and is 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 required public review period begins Wednesday, July 12, 2023 and ends Thursday, August 10, 2023. The City of Pompano Beach will receive written comments until 6:00 PM on Thursday, August 10, 2023 on the proposed Action and budget as follows:

**Projects**

#	Project Name
1	CDBG Administration
2	Housing Rehabilitation
3	Public Service Activities
4	Economic Development
5	Purchase Assistance
6	CHDO Reserve Funding
7	HOME Administration

**Table 7 - Project Information**

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

Priorities for allocation of funding have been established through a combination of public feedback, needs analysis, internal and stakeholder feedback and opportunities for leveraging. The largest obstacles for addressing the needs of the underserved is lack of private investments in underserved areas and rising cost of real estate and building materials. Program income

received and introduced during the 2023/2024 fiscal year will be proportionately allocated to the projects/strategies contained in the 2023 Action Plan consistent with the City's Citizen Participation Plan.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$205,735
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the program. This activity is assumed to benefit low- and moderate-income persons and are eligible under 24 CRF 570.206(a).
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	100 W. Atlantic Blvd. Suite 220 Pompano Beach, FL 33060
	<b>Planned Activities</b>	This activity will provide general management, oversight, and coordination of the program. This activity is assumed to benefit low- and moderate-income persons and are eligible under 24 CRF 570.206(a).
<b>2</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeowner Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$368,641
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 low-to-moderate income households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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.
<b>3</b>	<b>Project Name</b>	Public Service Activities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$154,301
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000 low-to-moderate income persons.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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.
<b>4</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development

	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Repayment of the section 108 loan for Old Pompano Beach Project.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	100 W. Atlantic Blvd. Pompano Beach, FL 33060
	<b>Planned Activities</b>	Repayment of the section 108 loan for Old Pompano Beach Project.
<b>5</b>	<b>Project Name</b>	Purchase Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Purchase Assistance
	<b>Needs Addressed</b>	Purchase Assistance
	<b>Funding</b>	HOME: \$381,129
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 low-to-moderate income households assisted.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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.
<b>6</b>	<b>Project Name</b>	CHDO Reserve Funding
	<b>Target Area</b>	NW Redevelopment Area

	<b>Goals Supported</b>	CHDO Activities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$76,226
	<b>Description</b>	CHDO Reserve funding- New Construction- Broward County Habitat Community Housing Development Corporation-Blanche Ely's Rick Case Housing Community Project (Phase VII)
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 low-to-moderate income household.
	<b>Location Description</b>	Northwest Area
	<b>Planned Activities</b>	New construction of at least one single family home.
<b>7</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$50,817
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the HOME program including planning and monitoring costs. This activity is eligible under 24 CFR 92.207.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	100 W. Atlantic Blvd. Suite 220 Pompano Beach, FL 33060
	<b>Planned Activities</b>	This activity will provide general management, oversight, and coordination of the HOME program including planning and monitoring costs. This activity is eligible under 24 CFR 92.207.

## **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 level of need and income levels of beneficiaries selected to receive eligible services. Any funds being allocated to projects and activities in the NW Redevelopment Area will be determined on an as-needed basis dependent upon the type of project and level of need.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
NW Redevelopment Area	
Citywide	100

**Table 8 - Geographic Distribution**

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

The result 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 to take advantage of potential leveraging opportunities.



## Affordable Housing

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

#### Introduction

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

The City will dedicate a total of \$825,996 (\$368,641 CDBG Housing Rehab, \$381,129 HOME FTHB, \$76,226 HOME CHDO Project- (Blanche Ely’s Rick Case Housing Community Project (Phase VII)) in CDBG and HOME funding towards addressing affordable housing needs during PY 2023-2024.

The City has also created a new Housing and Social Services Manager position within the City Manager’s Office. The position provides management, strategic planning, and administrative oversight of the development and implementation of homeless services, and ensures that programs and resources across all departments are aligned with the City's goals to address and end homelessness. The intent is to focus City resources on city-specific needs and enhance the delivery of homeless services in areas that have been identified as gaps or opportunities for more robust activity. All activities will be designed to increase shelter exits to permanent housing in furtherance of the Housing First approach.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	14
Special-Needs	0
Total	14

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	6
Acquisition of Existing Units	7
Total	14

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

## **Discussion**

During FY 2023-2024, the City will use CDBG and HOME funding to assist 14 households as follows: a minimum of six (6) housing units will be rehabilitated through the CDBG owner-occupied housing rehabilitation program, a total of one (1) housing unit will be constructed with use of HOME CHDO funding, and seven (7) 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**

In this section of the Annual Action Plan, we describe the actions that will be undertaken by the Housing Authority of Pompano Beach (HAPB) to continue and expand efforts in providing affordable housing and other supportive housing services to public housing residents and Section 8 Housing Choice Voucher recipients in Pompano Beach during FY 2023-2024.

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

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

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

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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 4.34 acres vacant parcel owned by the HAPB (known as Golden Acres) and funded through USDA. Through a competitive RFP process, the HAPB awarded up to 80 Section 8 Project-Based Vouchers for this new construction. The Housing Authority will apply for tax credits and other opportunities to fund this development. This activity is consistent with the Five-Year Plan as it expands the supply of assisted housing through PBV.

The HAPB is also exploring additional options to expand housing opportunities and increase the affordable housing inventory in its community, including, but not limited to: purchasing and building affordable multi-family rental; utilizing its Faircloth of 113 units to RAD; PBV options; and creating homeownership opportunities.

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

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

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

The Pompano Beach Housing Authority is not designated as troubled by HUD. The Housing Authority is eligible to receive annual funding allocations for the operation and maintenance of existing public housing units, and other eligible activities 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 evidenced by dedicating additional funding from the CARES Act (CDBG-CV) and American Rescue Plan Act (ARPA) that support public service activities including Meals on Wheels, Emergency Rental Assistance and other programs that target persons at-risk of or experiencing homelessness and other special needs populations. Soliciting expert feedback within the planning and goal setting process, the City of Pompano Beach incorporated the Broward County Homeless Initiative Partnership, the Continuum of Care Lead Agency.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Homeless Helpline, 2-1-1, and the Taskforce For Ending Homelessness Street Outreach are the main providers of outreach services, information, and referral for persons in need of assistance in Pompano Beach. The North Homeless Assistance Center (NHAC) is located in Pompano Beach and is operated by Broward Partnership for the Homeless, Inc. The City's allocation to Broward Partnership for the Homeless, Second Chance Society and Women in Distress supports activities that prevent and end homelessness for Pompano Beach residents. The City of Pompano Beach also recently hired a Housing and Social Services Manager within the City Manager's Office. The position provides management, strategic planning, and administrative oversight of the development and implementation of homeless services, and ensures that programs and resources across all departments are aligned with the City's goals to address and end homelessness.

The City's Housing and Social Services program and Community Court which is overseen by the Housing and Social Services Manager has been successful in meeting goals. The goal of Community Court is to reduce recidivism within the criminal justice system and address the underlying causes of homelessness rather than continue the cycle from the street, to jail, and then back to the streets. We partner with many organizations including BSO, Broward County (HOSSD) Housing Option Solutions and Support Division, Henderson and amongst others with the collaborative efforts of other providers. The partnerships help with wrap around services for individuals experiencing homelessness, navigate through their housing, employment, education, food and mental health care needs.

The City of Pompano Beach has partnered with the Seventeenth Judicial Circuit Court with collaborative efforts from the Clerk of Courts, the Office of the Public Defender, the State Attorney's Office, Broward Sheriff's Office and several other treatment providers, including Henderson Behavioral Health to establish the second Community Court here in Pompano Beach in the State of Florida. Community Court is an innovative approach when handling certain low-level misdemeanor crimes and violations of municipal ordinances and is designed to engage the community, help offenders and assist individuals in need of

social services and resources.

Pompano Beach Community Court at the Annie L. Weaver Center reports from October 2022-March 2023, Community Court has had 108 duplicated hearings held, 13 Notices to Appear (NTA's) were served, 130 Community Service hours were completed, 13 participants graduated from Community Court and 56 Appointments (Walk-In's) were served. Through partnership with Broward Health, 85 duplicated individuals received medical attention. Currently, 36 community-based organizations and partners contribute to the Community Court program. Out of 108 duplicated cases heard, 10 were housed from Community Court program.

The city also successfully has a Housing and Social Services program overseen by the City Manager's Office. The programs' goal is to provide street outreach, complete intake, assessments, housing, and connect a core and wrap around services with providers of the Continuum of Care (CoC) who can link to Permanent Supportive Housing (PSH) and or Rapid-Rehousing (RRH) services. Since October 2022-January 2023, A total of 782 duplicated clients have been given services through Housing and Social Services Program. 782 have received wrap around services leading to housing placements. These include Social Security Benefits, Identification assistance, Birth Certificates, Motel Voucher, Banking Support Services, Benefits Screening, Permanent Housing Referrals, Rapid Re-Housing Referrals, Medical Respite Facilities and Street Outreach Services. 23 of the clients have been housed and off the streets. Clients linked into housing services including Permanent Supportive Housing, Skilled Nursing Facility/ALF/Family Reunification/Respite Housing/Emergency Shelter/Detox and Mental Health Treatment Facilities. 4 of these clients housed through the CoC, Continuum of Care.

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

Broward County Homeless Initiative Partnership is focused on quickly identifying persons experiencing homelessness and resolving the housing crisis with permanent housing solutions and supportive services that complement the housing subsidy. Using various funding resources which includes allocations from the City of Pompano Beach, the CoC has implemented a robust Rapid Re-housing strategy throughout Broward County and is continuing to improve the Coordinated Entry System that assesses and prioritizes persons experiencing homelessness for housing and services. To quickly exit the crisis response system, the implementation of the Housing First approach removes housing readiness requirements and focuses on solving the homeless episode by quickly rehousing people then offering services, and is implemented among the CoC stakeholders and providers.

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

## **recently homeless from becoming homeless again**

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

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

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

The City's investment of \$154,301 of CDBG funding used for Public Services is anticipated to support 1,000 persons with public service activities through various service providers such as Women in Distress of Broward County, Second Chance Society, Covenant House Florida and Broward Partnership for the Homeless.

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

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

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

The HAPB administers the Family Self-Sufficiency program. This program offers a Housing Choice Voucher

subsidy while the household participates in activities intended to increase economic independence and household participation

**Discussion**

N/A



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

### **Introduction:**

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. The City of Pompano Beach recognizes that there can be institutional, regulatory, or policy barriers to the development and access to affordable housing. Some of these barriers are at the discretion of City policymakers, including the permitting, zoning, and housing & 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 combat barriers to affordable housing, the City adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The SHIP program mandates that the City adopts two incentives – expedited permitting for affordable housing projects and the regular review of regulatory actions that may impact the cost of housing. In addition to these two incentives, the City also adopted other incentives recommended by its Affordable Housing Advisory Committee (AHAC). The additional incentives include modification of impact fees, flexible densities, affordable accessory residential units, parking and set back requirements, flexible lot considerations, surplus land inventory, and support of development near transportation hubs.

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

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

(RFAs) and identify deployable City and private resources to ensure applications are submitted to relevant RFA opportunities.

- Prioritize allocation of infrastructure improvement projects in racially or ethnically concentrated areas of poverty and majority-minority census tracts.
- Research establishing a mandatory inclusionary zoning ordinance in high opportunity neighborhoods undergoing significant redevelopment.
- Implement a rental assistance strategy for extremely low-income renters, including, households experiencing homelessness.

**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**

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

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

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

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.

### **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:**

N/A



## Program Specific Requirements

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

#### Introduction:

The City of Pompano Beach expects to have \$1,028,677.00 in CDBG funding and \$508,172.00 in HOME funding available during program year 2023-2024.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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

**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

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