

8/16/2021

# **City of Pompano Beach**

## **FY 2021-2022**

### **Annual Action Plan**



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

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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 2021-2022 fiscal year, the City of Pompano Beach will receive \$1,065,438 in CDBG program funding. The City anticipates allocating \$393,351 towards Homeowner Occupied Rehabilitation through the Office of Housing and Urban Improvement's (OHUI) internally administered Housing Rehabilitation and Emergency Repair programs. The City anticipates allocating \$159,000 towards Public Services including mental health counseling, health care services, and other supportive services to eligible beneficiaries, through approved non-profit organization partners. The City anticipates allocating \$213,087.00 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 2021-2022 fiscal year, the City of Pompano Beach will receive \$452,747 in HOME program funding. The City anticipates allocating \$239,560 towards the City's internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City anticipates allocating \$67,913 (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. The City anticipated allocating \$100,000 to Habitat for Humanity of Broward for their NW 27th Avenue Affordable Housing and Revitalization Project. The remaining \$45,274 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.

#### **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, Emergency Repair, Purchase Assistance, and CHDO Assistance Programs. Non-Housing Community Development will be supported through Public Service Public Facility and 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 this 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. The City of Pompano Beach has elected to utilize the Citizen Participation Public Comment Period for Fiscal Year (FY) 2021 Consolidated Plan and Consolidated Plan Amendments Waiver which allows the grantee to change their Citizen Participation public comment period from 30 days to three days to submit the FY 2021 Annual Action Plan and amendments.

At its April 15th Public Meeting, the Community Development Advisory Committee heard presentations from CDBG Public Service applicants in order to make Public Service and other funding recommendations as part of the FY 2021-2022 Annual Action Plan. The Committee subsequently met with Staff in a Public Meeting on June 3, 2021 at which agreement was reached on the funding recommendations contained in the FY 2021-2022 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, 2021 filing deadline. The City of Pompano Beach is electing to utilize the Citizen Participation Public Comment Period for Fiscal Year (FY) 2021 Consolidated Plan and Consolidated Plan Amendments Waiver which allows the grantee to change their Citizen Participation public comment period from 30 days to three days to submit the FY 2021 Annual Action Plan and amendments.

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 provided important feedback from stakeholders and citizens and helped to shape the goals and objectives outlined in this 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 begun in the last Five-Year plan. The activities will include providing assistance to senior citizens, services for individuals with disabilities, providing shelters for victims of domestic violence and services for children.

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

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

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.

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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	There were no agency types not consulted during this process.

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

N/A

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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 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 PY 2021-2022 funding to the CDAC for final approval. The finalized draft list of these priority projects and the designated funding amounts were included in the 2021-202 Annual Action Plan for public comment.

Included in the City's outreach was a CDBG and HOME workshop on April 15, 2021 where technical assistance was available to organizations interested in applying for HUD grant funds. In this meeting, staff reviewed the application process, eligible activities and projects, national objectives, and other program guidelines. Potential applicants were also advised about the next steps in the application process including a CDAC public hearing where applicants could make presentations to the Committee and address questions on their applications.

A virtual public hearing was held on June 3, 2021 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.

After the citizen participation process was completed, the OHUI analyzed all the public feedback received to assist in determining the priority goals for the PY 2021-2022 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 14, 2021. As per the FY 2021 HUD waiver, the three (3) day comment period took place between July 14, 2021 and July 19, 2021.

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**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Nonprofit Stakeholders	15 organizations attended	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>Nonprofit Stakeholders</p>	13 Organizations attended	N/A	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>	The proposed Action Plan was presented to City Commissioners on July 13, 2021. The presentation included an overview of the Action Plan, funding amounts, and the strategies to address the priority needs. The meeting was publicly advertised.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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 2021-2022 fiscal year, the City of Pompano Beach will receive \$1,065,438 in CDBG program funding. The City anticipates allocating \$393,351 towards Homeowner Occupied Rehabilitation through the Office of Housing and Urban Improvement's (OHUI) internally administered Housing Rehabilitation and Emergency Repair programs. The City anticipates allocating \$159,000 towards Public Services including mental health counseling, health care services, and other supportive services to eligible beneficiaries, through approved non-profit organization partners. The City anticipates allocating \$300,000 towards Section 108 loan repayment and the remaining \$213,087 CDBG annual allocation will be used toward Administration activities for staff time, technical assistance, and other eligible internal activities needed to successfully administer the CDBG program.

During the 2021-2022 fiscal year, the City of Pompano Beach will receive \$452,747 in HOME program funding. The City anticipates allocating \$239,560 towards the City's internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City anticipates allocating \$67,913 (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. In addition, the City anticipates allocating \$100,000 to Habitat for Humanity of Broward for the NW 27th Avenue Affordable Housing and Revitalization project. The remaining \$45,274 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.

### 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	1,065,438	0	723,568	1,789,006	4,261,752	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	452,747	130,327	334,810	917,884	1,810,988	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 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. Under the surplus land the city created a new program for Affordable housing. The lots are use to rebuilt new single family to qualify 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. We will continue using the HOME funds to leverage through our 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	Homeowner Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG: \$393,351	Homeowner Housing Rehabilitated: 7 Household Housing Unit
2	Administration	2020	2024	Planning & Administration	Citywide	Administration	CDBG: \$213,087 HOME: \$45,274	Other: 1 Other
3	Public Services	2020	2024	Non-Housing Community Development	NW Redevelopment Area Citywide	Public Services	CDBG: \$159,000 HOME: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Homeowner Housing Added: 2 Household Housing Unit
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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	CHDO Activities	2020	2024	Affordable Housing	NW Redevelopment Area	Affordable Housing	HOME: \$67,913	Homeowner Housing Added: 1 Household Housing Unit
6	Purchase Assistance	2020	2024	Affordable Housing	Citywide	Purchase Assistance	HOME: \$239,560	Direct Financial Assistance to Homebuyers: 6 Households Assisted

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Homeowner Housing Rehabilitation
	Goal 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. The activity is eligible under 24 CFR 570.202(a), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(3) – Housing Activities.
2	Goal Name	Administration
	Goal 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 CFR 570.206(a).
3	Goal Name	Public Services
	Goal Description	The City will collaborate with internal and external parties to provide eligible community services activities. These activities are eligible under 24 CFR 570.201(E), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(2) – Limited Clientele Activities or Area Benefit Activities.

4	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Repayment of the Section 108 Project - Old Pompano Project
5	<b>Goal Name</b>	CHDO Activities
	<b>Goal Description</b>	Funding will be allocated to certified CHDO's for the rehabilitation or development of housing for low income households. This activity is eligible under 24 CFR 92.300.
6	<b>Goal Name</b>	Purchase Assistance
	<b>Goal Description</b>	This activity will provide direct assistance to low-income households to cover some of the costs of homeownership (such as down payment, closing costs, or carrying costs), and/or address rehabilitation issues of housing units. This activity is activity is eligible under 24 CFR 92.205.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City anticipates receiving a total of \$1,518,185 in FY 2021 funding (October 1, 2021 – September 30, 2022) as follows: CDBG - \$1,065,438 and HOME \$ 452,747.

During the 2021-2022 fiscal year, the City of Pompano Beach will receive \$452,747 in HOME program funding. The City anticipates allocating \$239,560 towards the City's internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City anticipates allocating \$67,913 (the required 15 percent of the total allocation) towards eligible HOME program activities administered by a City approved Community Housing Development Organization (CHDO). The City anticipates allocating \$100,000 to Habitat for Humanity of Broward's NW 27th Avenue Affordable Housing and Revitalization Project. Eligible HOME activities include acquisition for rehabilitation/resale/rental, new construction for resale/rent, and purchase assistance. The remaining \$45,274 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.

The required public review period begins Wednesday, July 14, 2021 and ends Monday, July 19, 2021. The City of Pompano Beach will receive written comments until 6:00 PM on Thursday, August 5, 2021 on the proposed Action and budget as follows:

#### Projects

#	Project Name
1	CDBG Administration
2	Housing Projects
3	Public Service Activities
4	Economic Development
5	HOME Administration
6	First Time Homebuyer Assistance
7	CHDO Reserve
8	Habitat for Humanity

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 2021/2022 fiscal year will be proportionately allocated to the projects/strategies contained in the 2021 Action Plan consistent with the City's Citizen Participation Plan.

**AP-38 Project Summary**  
**Project Summary Information**



1	<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: \$213,087
	<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>	9/30/2022
	<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
2	<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>Project Name</b>	Housing Projects
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeowner Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$393,351
	<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>	9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 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: \$159,000
	<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>	9/30/2022
	<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>4</b>	<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>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>	9/30/2022
	<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.
5	<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: \$45,274
	<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>	9/30/2019
	<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.
6	<b>Project Name</b>	First Time Homebuyer Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Purchase Assistance
	<b>Needs Addressed</b>	Purchase Assistance

	<b>Funding</b>	HOME: \$239,560
	<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>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 low-mod income families served.
	<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>7</b>	<b>Project Name</b>	CHDO Reserve
	<b>Target Area</b>	NW Redevelopment Area
	<b>Goals Supported</b>	CHDO Activities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$67,913
	<b>Description</b>	CHDO Reserve funding- The City will be publishing an RFP to get assist another qualified CHDO through this funding.
	<b>Target Date</b>	9/30/2022
	<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>8</b>	<b>Planned Activities</b>	Acquisition/Rehab and resell CHDO set a side funding.
	<b>Project Name</b>	Habitat for Humanity
	<b>Target Area</b>	NW Redevelopment Area
	<b>Goals Supported</b>	Public Services

<b>Needs Addressed</b>	Affordable Housing Public Services
<b>Funding</b>	HOME: \$100,000
<b>Description</b>	Habitat for Humanity of Broward (Habitat Broward), a 501(c)(3) nonprofit housing provider will leverage private and public resources to construct 12 new single-family homes along NW 27th Avenue that are affordable to low-income (LI) working families who reside in Broward County, FL. The Habitat model combines home construction with 0%-interest rate mortgage financing, closing cost assistance and education to put qualifying families on the path to economic security and a higher quality of life as first-time homeowners.
<b>Target Date</b>	9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 low/mod income families will be assisted.
<b>Location Description</b>	Collier City-CRA's priority redevelopment area of NW 27th Avenue.
<b>Planned Activities</b>	Habitat for Humanity of Broward (Habitat Broward), a 501(c)(3) nonprofit housing provider will leverage private and public resources to construct 12 new single-family homes along NW 27th Avenue that are affordable to low-income (LI) working families who reside in Broward County, FL. The Habitat model combines home construction with 0%-interest rate mortgage financing, closing cost assistance and education to put qualifying families on the path to economic security and a higher quality of life as first-time homeowners.

## **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	0
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 \$800,824 (\$393,351 CDBG Housing Rehab, \$239,560 HOME FTHB, \$100,000 HOME Habitat Project, \$67,913 HOME CHDO Project) in CDBG and HOME funding towards addressing affordable housing needs during PY 2021-2022.

The City is in the process of creating a new Homeless Coordinator position within the City Manager's Office. 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.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	19
Special-Needs	0
Total	19

**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	3
Rehab of Existing Units	10
Acquisition of Existing Units	6
Total	19

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

#### Discussion

During PY 2021-2022, The City will use CDBG and HOME funding to assist 19 households as follows: a minimum of 10 housing units will be rehabilitated through CDBG Rehab/Emergency Repair programs, a total of three households will use HOME funds for the production of new units and acquisition of existing units (six (6) households will benefit from down payment and closing cost assistance, two (2) households will benefit from the Habitat for Humanity Affordable housing project and one (1) housing

unit will be provided by a CHDO). Homeless needs and special needs populations are being addressed through a combination of CoC activity and leveraging with state SHIP funds.



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

### **Introduction**

In this section of the Annual Action Plan, we describe the actions that will be undertaken by the Housing Authority of Pompano Beach (HAPB) to continue and expand efforts in providing affordable housing and other supportive housing services to public housing residents and Section 8 Housing Choice Voucher recipients in Pompano Beach during PY 2021-2022.

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

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

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

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

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

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

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

**provided or other assistance**

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 that support public service activities including Meals on Wheels, 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. St. Laurence Shelter is an open-air shelter in Pompano Beach which is located next to the NHAC. This is low demand shelter where persons experiencing homelessness can access low demand shelter. The City's allocation to Broward Partnership for the Homeless supports activities that prevent and end homelessness for Pompano Beach residents.

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

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

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

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

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

**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 \$159,000 of CDBG funding used for Public Services is anticipated to support 1,000 persons with public service activities through various service providers such as Covenant House Florida and Broward Partnership for the Homeless.

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

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

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

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

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

## **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 & community development offices.

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

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

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

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

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

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

**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 elderly populations.

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

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



development near transportation hubs.

In addition, the LHAP includes the following housing strategies that the City will carry out in support of affordable housing: owner-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 restrictions requiring the maintenance of the units as affordable for a period of not less than 15 years.
- Continue to encourage the development of market rate housing and mixed-income housing within lower income neighborhoods.
- Target CDBG and CRA funds over several years in small selected areas to realize a critical mass of neighborhood investment and spur the market.
- Work through its municipal coalitions and congressional and state delegations to advocate for the expansion of state and federal affordable housing programs in order to meet the City and County's significant affordable housing needs.

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

following objectives:

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

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

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

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

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

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

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

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

rehabilitated with federal funding:

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

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

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

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

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

- Create new jobs targeted at the currently unemployed, by providing small business training and development programs, and construction training.
- Award college scholarships to high performing low-income high school seniors through the Blanche Ely Scholarship Program.
- Assist small business development through commercial rehabilitation, micro-loans, technical assistance and business training.
- 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.

### **Actions planned to develop institutional structure**

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

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

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

of Care (CoC) member agencies.

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

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

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

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

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

### **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 \$1,065,438.00 in CDBG funding and \$452,747.00 in HOME funding available during program year 2021-2022.

#### 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(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

N/A



## Attachments

## Citizen Participation Comments

### SUN-SENTINEL

**Sold To:**  
City Of Pompano Beach - C000118245  
100 W Atlantic Blvd Ste 360  
POMPANO BEACH, FL 33069-6099

**Billed To:**  
City Of Pompano Beach - C000118245  
100 W Atlantic Blvd Ste 360  
POMPANO BEACH, FL 33069-6099

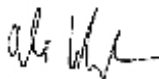
**Published Daily:**  
Fort Lauderdale, Broward County, Florida  
Boca Raton, Palm Beach County, Florida  
Miami, Miami-Dade County, Florida

**State Of Illinois**  
**County Of Cook**

Before the undersigned authority personally appeared  
**Charlie Welens**, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,  
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the  
attached copy of advertisement, being a Legal Notice in:

The matter of 4700-Display Legal ROP .  
Was published in said newspaper on the issues of: Feb 10, 2021

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM  
BEACH/MIAMI-DADE County, Florida, and that the said newspaper  
has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County,  
Florida, each day and has been entered as second class matter at the post office in BROWARD County,  
Florida, for a period of one year next preceding the first publication of the attached copy of advertisement;  
and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any  
discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the  
said newspaper.



Signature of Affiant

Sworn to and subscribed before me this: February 11, 2021.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

6879516

#### HOME Investment Partnerships Program (HOME)

Office of Housing and Urban Development  
101 N. Atlantic Blvd., Suite 808, Pompano Beach, FL 33062  
Phone: 954.783.3333, Fax: 954.783.3334, TDD: 954.783.3334

2021-2022 App Available Online

Para más información en español, puede contactar a Virginia Carrillo a [pecc@the-southcoast.com](mailto:pecc@the-southcoast.com) o al teléfono 508-885-2200.





## CITY OF POMPANO BEACH

### 2020-2024 CITIZEN PARTICIPATION PLAN



Miriam Carrillo, Director  
CITY OF POMPANO BEACH  
OFFICE OF HOUSING AND URBAN  
IMPROVEMENT  
100 W. ATLANTIC BLVD, SUITE 220  
POMPANO BEACH, FL 33060

Revised 5/18/2020

#### Revision 5/18/2020

- Include virtual hearings as an allowed method for citizen participation;
- Update the types of declared disasters or emergency events to include terrorism and infectious diseases, such as the recent Coronavirus 19 (Covid-19) pandemic, that may necessitate expedited substantial amendments;
- Provide details on possible actions, including reprogramming of funding and types of possible activities that may be undertaken in response to the COVID-19 pandemic;
- Includes provisions relative to Citizen Participation, Community Development Block Grant, HOME Investment Partnership and waivers made available under the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

#### City of Pompano Beach - Citizen Participation Plan

The City's Citizen Participation Plan conforms to the requirements of 24 CFR 91.105, which, at a minimum, addresses the following elements:

Participation: As the lead agency in the development and implementation of the Consolidated Plan, the Office of Housing and Urban Improvement is responsible for ensuring that the Citizen Participation Plan is implemented. The City's Citizen Participation Plan requires a minimum of 7 neighborhood meetings annually to encourage citizens to attend and comment on current housing and community development efforts and to indicate priority needs remaining to be addressed. In addition to these citizen participation meetings, a city-wide public hearing is required to be held during the plan development process to further encourage citizen participation and comments. Since the inception of the CDBG and HOME Program in the City of Pompano Beach, there has been a written, structured Citizen Participation Plan the City follows which allows for regular resident involvement. The Plan provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used.

The City's current CDBG and HOME Citizen Participation Program is structured through the Community Development Advisory Committee (CDAC) of nine (9) residents of the City who are appointed by the City Commission. This Committee holds public hearings to receive citizen input on housing and community development needs before recommending activities for funding which utilize annual CDBG and HOME funds. The major work of the CDAC is conducted between December and June of each program year, wherein no less than three (3) public hearings and four (4) public meetings are held annually in providing

opportunities for public participation. During times of a national declared disaster or pandemic such as COVID-19, in person public hearings will not be required. Virtual public hearings would be acceptable. The CDAC reviews all proposed activities and makes recommendations to the City Commission for final approval. Information regarding the dates, times, locations, and anticipated program resources are published in the Sun Sentinel, the local paper of general circulation, a minimum of two weeks prior to the first scheduled neighborhood meeting. In addition, a schedule runs continuously throughout the process on the local cable government channel. The Office of Housing and Urban Improvement (OHUI) supplements this process by mailing additional notices to a list of interested citizens and organizations maintained by OHUI.

**Access to Meeting:** All Public notices include information regarding the accessible entrances to the facilities in which the neighborhood meetings and/or public hearing are being held. The notices also include instructions on obtaining interpreters for the deaf and each meeting will have available with 48 hours advance notice at least one staff person in attendance who speaks Spanish. The City will identify and accommodate the needs of non-English speaking citizens for adequate participation in all stages of the process. Any persons requiring auxiliary aids and services at any hearing or meeting should call OHUI at 954-786-4659 at least two (2) calendar days prior to the meeting. Persons who are hearing or speech impaired are directed to call the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.

During the annual neighborhood meetings and city-wide public hearings, and throughout the year, program information is provided to citizens in the form of booklets developed by OHUI staff. These booklets shall summarize eligible activities and program requirements in simple language, and provide contact information for further assistance. During times of a national disaster or pandemic such as COVID-19 Public meeting will be held virtually.

**Access to Information:** In compliance with Federal Consolidated Plan regulations, the City's Citizen Participation Plan requires the Proposed Consolidated Plan and Annual Action Plan/Budget be made available for citizen review and comment a minimum of 30 day prior to City Council's adoption. A summary of the Consolidated Plan and Annual Action Plan/Budget must be published in the Sun Sentinel, the local paper of general circulation. This advertisement also provides the locations at which the documents may be reviewed, which at a minimum include the offices of the Office of Housing and Urban Improvement, the Larkins Center, the Mitchell Moore Center, and the McNair Center.

In addition, the Proposed Plan are made available, at no cost, upon request. Following the 30-day comment period, a second public hearing is held in the City Council chambers, providing an additional opportunity for citizens to comment. At the conclusion of the public hearing, with consideration to all public comments, the

City Council adopts the Consolidated Plan and/or Annual Action Plan/Budget, incorporating modifications, as necessary. Access will be provided, but not restricted, to media announcements and advertisements, CDAC meetings, City Commission meetings, public hearings and dissemination of information by the City's Office of Housing and Urban Improvement (OHUI).

**Technical Assistance:** The City will continue to provide technical assistance to low, very low and poverty income groups in developing Requests for Proposals (RFPs). OHUI conducts a workshop on how to complete the City's Request for Proposal package for CDBG and HOME funding, and addresses follow-up questions that may arise after the workshop.

**Substantial Amendment:** A substantial amendment to the Consolidated Plan will be made when the City decides to 1.) make over 50% or more changes to its allocation priorities or the method of distribution of funds, 2.) to carry out an activity using funds from any program covered by the Consolidated Plan, not previously described in the Action Plan, or 3.) to change the purpose, scope, location or beneficiaries of an activity. The City will provide citizens with reasonable notice of, and opportunity to comment on such proposed changes in the use of funds by publishing a description of the proposed change. A summary of any proposed substantial amendment to the Plan will be published in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written comments for a thirty (30) day period prior to adoption. **The proposed amendment will also be posted to the City's website.** Copies of the proposed amendment will be made available for review.

Continuing to encourage input and involvement from citizens and a diverse group of service providers and advocates is critical to the on-going planning and assessment, development and modification, and implementation phases applicable to the Consolidated Plan. Throughout the implementation term of the strategies outlined in the Consolidated Plan, the City will continue to assess the efficiency and effectiveness of the use of public resources in addressing the identified priorities. All activities will be consistently monitored to ensure that public resources are appropriately expended in compliance with all local policies, federal regulations and program requirements.

Disaster/Emergency events that may require expedited substantial amendments: It may be necessary to expedite substantial amendments to the Consolidated Plan or Annual Action Plan in the event of a declared disaster or emergency. There are three types of disasters/emergency events that may necessitate an expedited substantial amendment including (1) Man-Made-disaster, (2) Natural disasters, and (3) Terrorism. Man-made disasters can include chemical spills, mass rioting, power outages, dam failure, plant explosions, etc. Natural disasters can include earthquakes, tsunamis, hurricanes, tornadoes, wild fires, flooding, and public health issues such as wide-spread disease such as the



recent coronavirus disease (COVID-19). Terrorism events include bomb threats, biochemical attacks like the spread of anthrax, or cyber-attacks like hacking, phishing, and virus distribution, etc. These expedited substantial amendments may include funding new activities and or reprogramming of funds including cancelling activities to meet needs resulting from a declared disaster or emergency. Therefore, Pompano Beach may utilize CDBG or HOME funds to meet these needs with a 5-day public comment period instead of a 30-day public comment period which is otherwise required for substantial amendments. For CDBG funding under FY 2019-2020, FY 2020-2021 and the Coronavirus Aid Relief and Economic Security Act or CARES Act, Pompano Beach may provide 5-day notices for public comments as allowed under the HUD waiver.

Timely Response: City will provide timely, written answers to complaints and grievances, within fifteen (15) days, where practical.

Summary Publication of Proposed Plan: The City publishes a summary of the Plan and its availability (draft copy of Plan) in City designated local publications. This advertisement will serve as an official notice to the community that a draft of the Plan is available for review for thirty (30) days and written comments are welcome. Upon the completion of the final Plan, based on the proposed version and any comments received, the public will be notified of the final Plan and where they may obtain a copy.

Citizens Comments on the Plan: The City will consider 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.