



# **Amendment 1 to Annual Action Plan of the Consolidated Plan For the 2021-2022 Program Year**

## **Narrative & Budget Summary**

**Prepared by  
Housing and Community Development (HCD) Division**



**INFRASTRUCTURE**



**PUBLIC PLACES**



**NEIGHBORHOOD  
ENHANCEMENT**



**BUSINESS  
DEVELOPMENT**



**PUBLIC SAFETY**



**INTRODUCTION**

The federal government requires that an Annual Action Plan be submitted to the U.S. Department of Housing and Urban Development (HUD) before the City can receive certain federal funds, including funds under the following programs: HOME Investment Partnerships Program (HOME); Community Development Block Grant Program (CDBG); and Housing Opportunities for Persons with AIDS Program (HOPWA).

The 2021-2022 proposed annual action is strategically designed to further the goal established in the five-year consolidated plan for 2020-2024, and the Commission to priorities for FY 2022.

The 2021-2022 entitlement allocations from HUD to the City are as follows:

<b>HOME</b>	<b>\$</b>	<b>714,352.00</b>
<b>CDBG</b>	<b>\$</b>	<b>1,551,254.00</b>
<b>HOPWA</b>	<b>\$</b>	<b>7,088,032.00</b>

The following sections outline the specific funding recommendations for each program category.

<b>HOME Investment Partnerships (HOME)</b>		
<b><u>PROPOSED HOME ACTIVITIES FOR 2020-2021 BUDGET:</u></b>		<b><u>\$ 714,352</u></b>
Administration		\$ 71,435
HOME Program Income		
<b><u>HOME Programmatic Funds</u></b>		<b><u>\$ 642,917</u></b>
CHDO Set Aside		\$ 107,153
Additional CHDO Funding for Affordable Housing Activities		\$ 100,000
Project Delivery Costs		\$ 50,000
Housing Rehabilitation/Replacement		\$ 35,764
Purchase Assistance		\$ 150,000
TBRA		\$ 200,000

**CHDO SET-ASIDE:** The City is required to set-aside 15% of its annual HOME Program allocation for an eligible nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit that has staff with the capacity to develop affordable housing in the community they serve. Eligible set-aside activities include: the acquisition and /or rehabilitation of rental housing; new construction of rental housing; acquisition and / or rehabilitation of homebuyer properties; or new construction of homebuyer properties. A formal RFP process will be used to select the CHDO to receive the assistance in the form of a 0% interest forgivable loan.

**Additional CHDO Funding for Affordable Housing Activities:-**This funding is earmarked as addition funding to be made available to Community Housing Development Organizations (CHDO) to further the Commission’s top priority of affordable Housing . Funding can be combined with other funding sources to develop housing for sale or for rent to families or individuals that meet the HOME program definition of low income or very low income. .

**HOUSING REHABILITATION/REPLACEMENT:** Funds will be used to aid eligible homeowners within the City’s target area of N.W. 7th Avenue on the east; Broward Boulevard on the south; I-95 on the west; and Sunrise Boulevard on the north. Funds will be used to make necessary improvements to ensure that the home is safe and meets current code requirements and reconstruction when units are beyond repair. Eligible improvements include, but are not limited to, roofing, electrical, plumbing, windows, ac/heating, ADA compliance and other structural items. The assistance is in the form of a 0% interest deferred loan for fifteen years with a maximum federal amount of \$205,000 for reconstruction and up to \$60,000.00 for home repairs

**PURCHASE ASSISTANCE:** Funds will be used to provide purchase assistance to qualified homebuyers for down payment assistance, closing cost assistance and/or principal reduction. Funds may be used to purchase a newly constructed or existing home including but limited to single-family homes, town homes, villas or community land trust properties. The maximum award per unit is \$75,000.00. The purchase price limit is \$259,900. The assistance is in the form of a 0% interest deferred loan for fifteen years.

The HOME homeownership value limits for the HOME units are 95% of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data.

**ADMINISTRATION:** The City is permitted to use 10% of its annual HOME allocation and program income for administrative and planning costs.

The City further requests to use the High Cost 221(d)(3) limits for the HOME Program or the maximum allowable limits permitted by HUD. Additionally, to be assisted through the HOME Program, the cost of the property cannot exceed \$285,000

**Community Development Block Grant (CDBG)**

<b>PROPOSED CDBG ACTIVITIES FOR 2021-2022 BUDGET :</b>	<b><u>\$ 1,551,254</u></b>
General Administration	\$ 310,251
Anticipated CDBG Program Income (projected earnings)	\$ 156,000
<b><u>CDBG Programmatic Funds</u></b>	<b><u>\$ 1,397,003</u></b>
<b><u>HOUSING PROGRAMS</u></b>	
Rehabilitation and Project Delivery Costs	\$ 383,315
<b><u>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</u></b>	
Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solution, Inc. (H.O.M.E.S., INC)	\$ 125,000
<b><u>COMMUNITY INVESTMENT PLAN</u></b>	
City of Fort Lauderdale- Capital Improvement Projects	\$ 500,000
TBD	
Program Income (as it becomes available)	\$ 156,000
<b><u>PUBLIC SERVICE ACTIVITIES</u></b>	
Broward Partnership for the Homeless	\$ 45,000
SoFIA (Impact Broward) Inc	\$ 45,000
Oasis of Hope Inc	\$ 21,344
Habitat For Humanity Broward	\$ 21,344
Jack and Jill	\$ 45,000
Covenant House	\$ 25,000
Hope Fair Housing	\$ 30,000

**HOUSING PROGRAMS**

**REHABILITATION:AND Project Delivery Cost** Funds will be used to make emergency plumbing, roofing, electrical and structural repairs to owner occupied homes in the areas of greatest need. This program will target seniors and very low to low income households. **\$ 383,315**

**NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)**

The purpose of this Neighborhood Revitalization Strategy Area (NRSA) is to continue the efforts of the past years to revitalize the northwest quadrant of the City. The boundaries for the NRSA are: N.W. 7th Avenue on the east; Broward Boulevard on the south; I-95 on the west; and Sunrise Boulevard on the north. The target area has been designed to be of manageable and efficient size, so that proposed activities can be accomplished within a five-year time frame.

**1. HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE & EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.(H.O.M.E.S., Inc.):** Funds will be used for their supportive housing and self-sufficiency program under the transitional independent living (TIL) program for youth aged out of foster/ relative care. This program provides support services to at risk youth to prevent homelessness through employability skills training, internships and job placements (temporary and permanent), financial literacy education and emergency assistance for food and transportation.

**Funding Proposed for this Activity: \$125,000.00**

**Participants to be served: 17**

**OTHER CDBG ACTIVITIES**

**CITY COMMUNITY INVESTMENT PLAN PROJECTS:** Funds projects within CDBG eligible areas, including infrastructure and neighborhood match portions for the City's Neighborhood and Business Capital Improvement Plan Program

**Street projects are to be determined**

**Funding Recommendation for this Activity: \$500,000**

**PUBLIC SERVICE ACTIVITIES**

The Public Service agencies that carry out these activities are recommended for funding by the Community Service Board (CSB). While there is not a minimum threshold on funding for Public Service activities, HUD requires that no more than 15% of CDBG funds be used toward this activity.

1. **Broward Partnership for the Homeless:** Funds will be used for the continued operation of the 230-bed Homeless Assistance Center (HAC) on Sunrise Boulevard.

**Funding Recommendation for this Activity: \$45,000**

**Participants to be served:**

2. **South Florida Institute on Aging:** Funds will be used to address the national goal that benefits low- and moderate-income persons programming services for senior citizens. The senior companion volunteers program provides individualized services to assist frail, elderly, and disabled adult participants to reduce isolation, positively impact their mental health, improve their quality of life, and assist them to maintain dignity and live independently as long as possible. The program is designed to match a client in need of services who lives within 5-10 miles of the recruited volunteer. This is to include the hiring of 8 to 12 senior companions to provide care for 60 homebound seniors.

**Funding Recommendation for this Activity: \$45,000**

**Participants to be served: 60**

**Habitat for Humanity Broward** Habitat's Homeowner Services provides the education, counseling, and support Low and Moderate Income (LMI) applicants need to successfully navigate the road to first-time homeownership and the comprehensive positive outcomes it delivers to families and our community. To do this the Homeowner Services program conducts community outreach, homebuyer qualification and selection, homeowner/youth education, financial and life skill counseling, and closing and post-closing support. These elements combine to create a platform for success of families eager for the opportunity to own their own home. Perhaps, most importantly, the program removes barriers LMI families face in understanding and navigating the home-buying process, obtaining an affordable home mortgage, and achieving the economic empowerment successful, permanent homeownership delivers.

**Funding Recommendation for this Activity: \$21,344.00**

**Participant to be Served, up to -24**

3. **Oasis of Hope CDC.** Program goals offer a resolution for potential first-time homeowners, an intervention for renters facing eviction, and homeowners remaining in their homes when facing foreclosure. Oasis, CDC offers comprehensive counseling and educational workshops for low and moderate-income individuals and families at little or no charge, and assist in providing both positive and productive interactions with professionals in the housing and finance industry

**Funding Recommendation for this Activity: \$21,344**

**Participants to be served: 50**

4. **Jack and Jill Children Center** Fund will be used to provide at risk families parenting education and childcare scholarship to children that are not eligible for voluntary pre-kindergarten services

**Funding Recommendation for this Activity: \$45,000**

**Participants to be served 20-21**

5. **Covenant House : Fund Will be use:** Covenant House Florida (CHF) endeavors to prevent and eliminate hunger and poverty among youth under age 21 experiencing homelessness in the

community. Annually, up to 1,000 youth seek help at CHF's Emergency Shelter. CHF's unique approach provides core safety net services supported by in-house programs designed to provide each youth with a holistic approach to ensure they gain the skills necessary to exit homelessness as productive and contributing members of the community.

**Funding Recommendation for this Activity: \$25,000**

**Participants to be served 170**

6. **Housing Opportunities Project for Excellence, Inc HOPE Fair Housing Center):** HUD requires that every municipality fund fair housing activity annually. HOPE Fair Housing Center provides fair housing education and outreach to residents of the City on fair housing issues, rights and remedies. They will also address and update the City's Analysis of Impediments (AI) to Fair Housing.

**Funding Recommendation for this Activity: \$30,000**

**Outcome: 5 Fair Housing Workshops, 1 annual planning meeting and other activities with housing providers.**

#### **CDBG ADMINISTRATION**

**GENERAL ADMINISTRATION:** Funds will be used for program administrative costs related to planning, execution of community development activities and sub-recipient monitoring. The City is limited to 20% of its CDBG annual allocation for general administrative costs. With the reduced overall funding levels for HUD programs, the full 20% of administration funding is required in order to not have an impact on the City's general fund. **\$310,251**

**Housing Opportunities for Persons with AIDS**

<b><u>PROPOSED HOPWA ACTIVITIES FOR 2021-2022 BUDGET:</u></b>	<b><u>\$ 7,088,032</u></b>
Administration	\$ 212,641
Homeless Management information System	\$ 70,000
Housing Quality Standards Inspector	\$ 97,000

<b><u>HOPWA Programmatic Funds</u></b>	<b><u>\$ 6,708,391</u></b>
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REQUESTING AGENCIES

Broward House

1. Facility Based Housing	\$ 1,223,721
2. Project Based Rental Assistance	\$ 838,453
3. Tenant Based Rental Voucher	\$ 1,395,074

Broward Regional Health Planning Council

1. Permanent Housing Placement (PHP)	\$ 269,352
2. Short Term Rent, Mortgage, and Utilities (STRMU)	\$ 485,500
3. Tenant Based Rental Voucher	\$ 1,211,990
4. TEHV	\$ 61,895

Care Resources

1. Non-Housing Supportive Services: HCM	\$ 262,000
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Legal Aid of Broward County

1. Non-Housing Supportive Services: Legal Services	\$ 180,000
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Mount Olive Development Corporation

1. Project Based Rental Assistance	\$ 452,406
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Sunsolve

1. Non-Housing Supportive Services: HCM	\$ 328,000
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**FACILITY BASED HOUSING (FAC):** Provision of housing in a multi-person, multi-unit residence designed as a residential alternative to institutional care; to prevent or delay the need for such care; and to provide a transitional setting with appropriate supportive services. With facility-based housing, the expectation is that participants will need some level of supportive services in order to maintain stability and receive appropriate levels of care. HOPWA regulations require the sponsor to certify that they will give residents an adequate level of support and work with qualified service providers, accessing such support in an ongoing manner. This includes all HOPWA housing expenditures, which provide support to facilities, including community residences, single room occupancy (SRO) dwellings, short-term or transitional facilities, and other housing facilities as approved by HUD.

Each client may only stay on the program for 365 days. If the client requires a longer stay, the agency must submit an extension request to the City. Requesting an extension does not mean an extension will be given. The City may grant a maximum of two 6- month extensions. Each resident must have a housing plan. A housing plan incorporates measurable tasks that will transition the client to another subsidy or self-sufficiency. Measurable tasks at 0-45 days to stabilize client, 46-90 days, 91-180 days, 181-270 days (at this point, client should be planning for transition), 271-365 days and on day 365 transition off to



another subsidy or private housing. Provides resources to develop and operate community residences and other supportive housing.

**SHORT-TERM, RENT, MORTGAGE & UTILITIES (STRMU):** Funds will be used for this homeless prevention program to provide support for emergency financial assistance for payment of rent, mortgage and utilities. Rent or mortgage payments will be limited to 13 weeks per year per household with maximum of 39 weeks over life time. Participants may request a waiver for additional services units that do not exceed 21 weeks. Payments will be made directly to the property owner/mortgage company and/or to the utility company. No payments are made directly to a client.

**TENANT BASED RENTAL VOUCHERS (TBRV):** Funds will be used to provide support to lower-income HIV/AIDS persons or families rental assistance to live in private, independent apartment units. The household assisted will be required to pay no more than 10% of its gross income or 30% of adjusted income for rent and utilities, whichever is greater. The voucher will pay the difference. A utility allowance will be used to determine utility costs. Payments will be made directly to the property owner or company and the designated utility company. No payments are made directly to a client.

**PERMANENT HOUSING PLACEMENT (PHP):** Funds will be used for this rapid re-housing program to provide participants with move in assistance and cost associated with obtaining permanent housing. This includes a) application fees and credit checks; b) first months, last months and security deposits (not to exceed two months' rent); c) security deposits are program funds that are returned to the program when the assisted client/tenant leaves unit; and d) one-time utility connection fees and processing cost. Payments are made directly to the property owner or company. Utility connections will be disbursed directly to the utility company. No payments are made directly to a client.

**PROJECT BASED RENTAL ASSISTANCE (PBR):** Funds will be used to provide support for apartment units operated by nonprofit organizations for HIV/AIDS participants. Participants will be required to pay either 10% of gross income or 30% of adjusted income for rent and utilities whichever is greater. Payments are made directly to the property owner. Utility payments will be disbursed directly to the utility company. No payments are made directly to a client.

**NON-HOUSING SUPPORTS: HOUSING CASE MANAGEMENT:** Funds will be used to *provide* no direct financial assistance (i.e., no housing subsidy) to eligible participants. HOPWA activity includes 1) developing housing service plans that establishes or better maintains a stable living environment, 2) providing linkages to reduce the risk of homelessness, and 3) improving access to healthcare for *participants who are not receiving facility-based housing, project based rental assistance or tenant based rental assistance services*. Provider shall 1) assists participants in applying for short term rent, mortgage and utility or permanent housing placement assistance, 2) assist participants *who are* transitioning from *facility-based housing, project based rental assistance or tenant based rental assistance* programs to self-sufficiency, and 3) collaborate with the legal services Provider.

**NON-HOUSING SUPPORTS: LEGAL SERVICES:** Funds will used to provide no direct financial assistance (i.e., no housing eligible participants. HOPWA activity includes advocating on participants behalf. This program type is responsible for providing legal advice and/or direct legal representation to participants who were referred by non-housing subsidy case management program for the following issues a) eviction/foreclosures, b) three-day notice, c) landlord tenant issues on executed (signed) leases and d) unit habitability. Provider may not represent participants who are challenging HOPWA termination for program violations.

**HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS):** Funds will be used to provide an automated service delivery system connecting HOPWA resources with the lead Continuum of Care Agency that manages

health care services and support under the Ryan White Care Act.

**ADMINISTRATION:** HOPWA provides 3% of the total grant for administrative costs. These funds will be used to pay for staff, a sub-recipient monitoring firm, and office space to operate the HOPWA program.

**Housing Quality Standards Inspector:** Funds will be used to annually inspect approximately 500 units for compliance with HUDs' Housing Quality Standards (HQS) prior to approval of any new rental lease, move in assistance, homeless prevention assistance and/or new housing assistance payment (HAP) contract, as well as during the annual re-certification process. Complete the HUD-52580 report form for all initial, annual, failed and special inspections. Complete reports are made a part of participant's (tenant's) file.

**Go Section 8 Database:** Funds will allow HOPWA sub-recipients (i.e., Providers) to remain compliant with federal regulations by accessing the database to obtain rent-reasonable certifications and locate affordable housing units in Broward County.