



**Proposed Annual Action Plan of the
Consolidated Plan
For the 2015-2016 Program Year**

Budget & Narrative Summary

**Prepared by the Department of Sustainable Development
Housing & 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 Partnership Program (HOME); Community Development Block Grant Program (CDBG); and Housing Opportunities for Persons with AIDS/HIV Program (HOPWA).

The 2015-2016 estimated allocations from HUD to the City for these programs are:

HOME	\$ 453,289.00
CDBG	\$ 1,470,707.00
HOPWA	\$ 6,979,511.00

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

HOME Investment Partnerships (HOME)

PROPOSED ACTIVITIES 2015-2016 HOME BUDGET	\$453,289.00
CHDO Set Aside	\$ 67,993.35
Housing Rehabilitation/Replacement	\$ 0.00
Purchase Assistance	\$339,966.75
Administration	\$ 45,328.90

CHDO SET ASIDE: The City is required to set-aside 15% of its annual HOME allocation for an eligible Community Housing Development Organization (CHDO). These non-profit organizations are committed to develop affordable housing in the communities they serve. A formal RFP process will be used to select the CHDO(s), which will receive the assistance. CHDO assistance may be provided in the form of a no interest loan, low interest loan and/or forgivable loan.

HOUSING REHABILITATION/REPLACEMENT: Funds will be used to provide assistance to eligible homeowners throughout the City to bring their homes up to standard condition and to construct new homes for eligible homeowners whose units are beyond repair. These funds will be targeted in areas that support addressing code concerns and other City projects. Rehabilitation assistance is also available to assist non-profit owners of single and multi-family properties, serving eligible clients. The assistance will be provided in the form of 0% interest deferred loans. The maximum award per unit is \$205,000.

Primary Target Location: East of I-95, West of NW 9th Avenue, South of Sunrise and North of Broward.

PURCHASE ASSISTANCE: Funds will be used to provide purchase assistance to qualified homebuyers in the form of First Mortgage Loans, deferred payment Second Mortgages, and infill housing assistance that is paid directly to the developer. Second mortgage assistance can be applied toward down payment, closing costs and or principle reduction for the purchase of eligible owner-occupied housing, which includes single-family homes, town homes and villas. These funds will be targeted in areas that support addressing code concerns and other City projects. The maximum award per unit is \$75,000. The maximum award per City-owned infill housing unit is \$140,000.

Primary Target Location: East of I-95, West of NW 9th Avenue, South of Sunrise and North of Broward.

ADMINISTRATION: The City is permitted to use 10% of its annual HOME allocation for administration and sub-recipient monitoring of HOME programs.

The City further requests to use the High Cost 221(d)(3) limits for the HOME Program.

Community Development Block Grant (CDBG)

PROPOSED ACTIVITIES FOR 2015-2016 BUDGET: **\$ 1,470,707.00**

<u>CDBG ACTIVITIES REQUESTING AGENCIES</u>	<u>FUNDING RECOMMENDATIONS FOR 2015 – 2016</u>
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HOUSING PROGRAMS

- Rehabilitation * **\$ 35,960.00**

* An additional \$239,040 will be presented in a separate program amendment CAM which will be submitted as a companion item.

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) *

- Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. (H.O.M.E.S., Inc.) **\$ 200,000.00**
- Mount Bethel (*Childcare Assistance Program and Family Resource Center*) **\$ 220,000.00**

* There is no minimum or maximum funding cap in this category.

OTHER CDBG ACTIVITIES

- Community Redevelopment Agency **\$ 100,000.00**
- Public Works Department (*CIP/NCIP Projects*) **\$ 200,000.00**
 - 1) Riverland (NCIP) - \$35,000
 - 2) Lake Aire (NCIP) - \$35,000
 - 3) ADA Improvements (CIP) - \$130,000

* There is no minimum or maximum funding cap in this category.

PUBLIC SERVICE ACTIVITIES*

- Broward Partnership (Homeless Assistance Center) **\$ 40,000.00**
- Care Resources **\$ 10,606.00**
- Comprehensive Homeless Strategy** **\$ 50,000.00**
- HOPE Fair Housing Center **\$ 30,000.00**
- Jack & Jill Children’s Center **\$ 45,000.00**
- Women In Distress **\$ 45,000.00**

* The total amount of Public Service funding provided cannot exceed 15% of the total CDBG Allocation which is projected to be \$220,606.00.

** Since Broward County Family Success Division did not use their \$50,000 from 2014-2015, those funds will be presented in a separate program amendment CAM will be submitted as a companion item to account for the \$50,000. This will provide a total of \$100,000 for the Homeless Strategy.

CDBG ADMINISTRATION AND PROGRAM INCOME

- General Administration \$ 294,141.40
- Rehabilitation Administration \$ 200,000.00
- Anticipated CDBG Program Income (projected earnings) \$ 200,000.00

* The General Administration cap cannot exceed 20%. The Rehabilitation Administration is commonly known as project delivery costs. The Anticipated Program Income is not guaranteed. If the City does receive program income, then those funds must come back to the City Commission for award.

HOUSING PROGRAMS

REHABILITATION: Funds are used to make emergency plumbing, roofing, electrical and structural repairs to owner occupied homes occupied in the areas of greatest need. It is our plan to identify at least two (2) streets and provide repairs to those homes. The maximum award per unit is \$205,000.

Primary Target Location: East of I-95, West of NW 9th Avenue, South of Sunrise and North of Broward.

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.

HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE & EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC.

(H.O.M.E.S., Inc.): H.O.M.E.S., Inc. is seeking funding to support their Supportive Housing and Self Sufficiency Program for Aged Out Foster and Relative Care Youth. Tier one of the program provides affordable, safe and decent housing for 23 young people aged out of foster and relative care. Tier two is the Self Sufficiency Training Program. This program provides services to at risk youth to prevent homelessness.

Funding Request for this Activity: \$175,000.00

Clients to be served: 16

H.O.M.E.S., Inc. is also requesting funds to support their Outdoor Kitchen Nutritional Learning Project.

Funding Request for this Activity: \$25,000.00

MOUNT BETHEL (Childcare Assistance Program): Funds will provide low-income Fort Lauderdale families who meet prescribed criteria a voucher program to provide affordable childcare assistance for care of children between ages of 0 – 11 years of age.

Funding Request for this Activity: \$160,000

Clients to be served: 30

MOUNT BETHEL (Family Resource Center): Funds will provide low-income Fort Lauderdale families who meet prescribed criteria neighborhood-based support services which include, but not limited to, case management, information and referral, parenting education and support, and employability/self-sufficiency training.

Funding Request for this Activity: \$60,000

Clients to be served: 45

OTHER CDBG ACTIVITIES

COMMUNITY REDEVELOPMENT AGENCY (CRA) PROGRAMS: The City shall support eligible community development projects, housing projects and/or economic development projects within the Central City CRA and NWPF CRA; and assist with their job creation efforts.

PUBLIC WORKS DEPARTMENT PROJECTS: Funds are utilized to address public works projects which include, but are not limited to: Business Capital Improvement Program (BCIP), Capital Improvement Program (CIP), and the Neighborhood Capital Improvement Program (NCIP). The projects identified are as follows:

1. Riverland Project Description – Paver crosswalks at proposed locations SW 11 Court & 27 Avenue; SW 10 Street & 25 Avenue; SW 24 Avenue & 10 Street; SW 24 Avenue & 9 Street; SW 24 Avenue & 8 Street and SW 24 Avenue & 7 Street.
2. Lake Aire Project Description – Decorative Streetlight at NW 28 Avenue & 17 Street; up lights at roundabout; decorative posts at NW 18 Court and 28 Terrace; and curbing at NW 26 Avenue and 17 Street.
3. ADA Improvements to City Hall – Works includes but is not limited to restroom improvements, ADA ramps, entrance access improvement, access signage, etc.

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.

BROWARD PARTNERSHIP FOR THE HOMELESS: Funds will be used to provide continued operation of the Homeless Assistance Center on Sunrise Boulevard. Funds will be used for operation activities that include: maintenance, operation, insurance, utilities and furnishings; and operating costs which include administration, maintenance, repair and security of such housing: and utilities, fuels, furnishings, and equipment.

Funding Recommendation for this Activity: \$40,000
Clients to be served: 700 - 800 clients

CARE RESOURCES: Funds will be used to address the national goal of providing Emergency Shelter & Food (ESF) programming to the low to middle income persons living in Fort Lauderdale. Eligible clients will be provided hotel and/or food vouchers.

Funding Recommendation for this Activity: \$10,606
Clients to be served: 150-200 clients

COMPREHENSIVE HOMELESS STRATEGY: This is a collaborative activity where the City will utilize funds to support operations of a safe, decent and sanitary location(s) that will allow community partners to coordinate food services 7-days a week for our most vulnerable homeless population. This initiative continues the Comprehensive Homeless Strategy to ending homelessness in Fort Lauderdale as it expands the opportunities to engage the homeless and connect them with services that may enable them to acquire housing, treatment, job training, and other services.

Funding Recommendation: \$100,000 *(half of this amount will be funded via a program amendment)*
Deliverables: Serve 3 meals a day to 355 clients

HOUSING OPPORTUNITIES PROJECT FOR EXCELLENCE, INC. (a.k.a. HOPE Fair Housing Center) – Fair Housing Activities: HUD requires that every municipality fund fair housing activities annually. HOPE Fair Housing Center provides fair housing education and outreach to residents of the City on fair housing

issues, rights and remedies. HOPE Fair Housing Center will also address and update the City’s Analysis of Impediments (AI) to Fair Housing.

Funding Recommendation for this Activity: \$30,000
Outcome: Fair Housing Workshops and other activities

JACK AND JILL CHILDREN’S CENTER: The early childhood education program focuses on enabling children to grow physically, emotionally, and socially in a safe, caring environment using age-appropriate methods of cognitive growth. The comprehensive parent program is designed to strengthen at-risk families by providing intensive parent education, support services, and individual and family therapy.

Funding Recommendation for this Activity: \$45,000.00
Clients to be served: 11 - 17

WOMEN IN DISTRESS (WID): WID will address the critical needs of domestic violence victims – emergency shelter, food, clothing, transportation and medical assistance in an environment where they can recover from the traumatic effects of victimization. As families work on rebuilding their lives, they are provide with individual counseling and support groups that will all them to being to heal in a safe setting.

Funding Recommendation for this Activity: \$45,000
Clients to be served: 50 clients

CDBG ADMINISTRATION

GENERAL ADMINISTRATION: Funding 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.

REHABILITATION ADMINISTRATION: This line item is known commonly as project delivery costs. It is used to cover salaries and benefits of eligible HCD staff that work within the CDBG and HOME programs. The type of eligible costs under this category are costs for the housing inspectors and staff that performs underwriting duties.

Housing Opportunities For Persons With HIV/AIDS (HOPWA)

PROPOSED ACTIVITIES 2015-2016 HOPWA BUDGET:	\$ 6,979,511.00
	RECOMMENDED FUNDING FOR 2015 – 2016
Administration	\$ <u>209,385.00</u>
Homeless Management Information System	\$ <u>70,000.00</u>
Programmatic Funds	\$ <u>6,709,126.00</u>
<ul style="list-style-type: none"> • Broward House <ul style="list-style-type: none"> 1) Facility Based Housing – \$1,223,721 2) Project-Based Rental Assistance – \$726,564.00 3) Tenant-Based Rental Voucher – \$1,438,372.00 • Broward Regional Health Planning Council 	

- 1) STRMU-PHP – \$919,247.00
- 2) Tenant-Based Rental Voucher – \$1,300,658.00
- Care Resources
 - 1) Non-Housing Supportive Services: Housing Case Management – \$182,000.00
- Legal Aid of Broward County
 - 1) Non-Housing Supportive Services: Legal Services – \$150,000.00
- Mount Olive Development Corporation
 - 1) Project-Based Rental Assistance – \$511,564.00
- SunServe
 - 1) Non-Housing Supportive Services: Housing Case Management – \$248,000.00

FACILITY BASED HOUSING (FBH): Provides resources to develop and operate community residences and other supportive housing. With facility-based housing, the expectation is that participants will be in need of 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 dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities as approved by HUD.

SHORT-TERM, RENT, MORTGAGE & UTILITIES (STRMU): Continued 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 calendar year and per household. Payments will be made directly to the landlord and/or mortgage company. No payments are made directly to a client. Utility payments will be disbursed directly to the utility company. If the client meets the “emergency need”, a waiver can be requested to exhaust the maximum allowance not to exceed 21 weeks per year. Once an initial assistance is paid, the client must develop and comply with their comprehensive housing stability plan to receive future STRMU assistance.

PERMANENT HOUSING PLACEMENT SUPPORT (PHP): To assist eligible clients with move in assistance and cost associated with obtaining permanent housing:

- Application fees and credit checks;
- First months, last months and security deposits (not to exceed two months’ rent);
- Security deposits are program funds that are returned to the program when the assisted client/tenant leaves unit;
- One time utility connection fees and processing cost; and
- Needs based program and should be used sparingly.
- Assists with move in assistance with rent/deposits/utility connection.

TENANT-BASED RENTAL VOUCHERS (TBRV): Continued support to provide 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.

PROJECT-BASED RENTAL ASSISTANCE (PBR): Continued support for apartment units operated by nonprofit organizations for HIV/AIDS clients. Clients will be required to pay either 10% of gross income or 30% of adjusted income for rent and utilities whichever is greater.

NON-HOUSING SUPPORTIVE SERVICES - HOUSING CASE MANAGEMENT: To provide housing service plans that establish or better maintain a stable living environment in housing that is decent, safe, and sanitary; reduces the risk of homelessness, and to improve access to health care and supportive services for clients who are not receiving FBH, PBR or TBRV services. Provide assistance to clients in applying for STRMU or PHP assistance. Provider shall collaborate with the Provider who provides Legal services. Assist clients who are transitioning off FBH, PBR or TBRV subsidy to self-sufficiency.

NON-HOUSING SUPPORTIVE SERVICES - LEGAL SERVICES: To provide legal advice and/or direct legal representation to clients who were referred by Housing Case Management Providers for the following issues:

- Eviction/Foreclosures
- Three Day Writ
- Land Lord Tenant issues on executed (signed) leases
- Unit Habitability

HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS): 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.