



2025 - 2029 CONSOLIDATED PLAN

2025 ANNUAL ACTION PLAN

PREPARED FOR:

The City of Fort Lauderdale
Housing and Community Development



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Executive Summary

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1. Introduction

The City of Fort Lauderdale is proud to present its 2025–2029 Consolidated Plan, a five-year strategic roadmap designed to guide the investment of federal resources to address housing, homelessness, community development, and economic needs across the City. Required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan governs the use of funds from the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) programs.

This Plan reflects Fort Lauderdale’s commitment to fairness, unity, and opportunity for all residents, particularly those who are low- and moderate-income. It was developed through a robust public engagement process conducted in 2024 and 2025, incorporating community surveys, public meetings, consultations with key stakeholders, and a thorough needs assessment.

The City has established seven priority goals for the 2025–2029 Consolidated Plan period:

- Increase Affordable Housing Opportunities
- Improve Access to Homelessness Prevention and Eradication Services
- Improve Access to Economic Development Services
- Improve Access to Public Facility/Infrastructure Improvements
- CDBG, HOPWA, & HOME Administration & Planning
- Disaster Preparedness, Response, and Recovery
- Improve Access to Public Services

Together, these goals will guide the City’s efforts to build stronger neighborhoods, foster comprehensive growth, and ensure that all Fort Lauderdale residents have access to safe housing, economic opportunity, and a high quality of life.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Fort Lauderdale has established clear priorities and objectives for the 2025–2029 Consolidated Plan to address the housing, economic, and community development needs of its residents, particularly those who are low- and moderate-income. These priorities were shaped by demographic and housing data from sources such as the U.S. Census Bureau, the 2016–2020 American Community Survey (ACS), and Comprehensive

Housing Affordability Strategy (CHAS) data, along with local homelessness and assisted housing data. A robust public engagement process—including community meetings, stakeholder interviews, and surveys—also informed the identification of high-priority needs.

Based on this analysis, the following priority needs, and associated goals have been established:

- Support Public Service Initiatives
- Support Homelessness Initiatives
- Create and Expand Economic Opportunities
- Infrastructure Improvements
- Strengthen Local Capacity to Prepare for and Recover from Disasters
- Planning and Administration

These priorities and goals aim to improve the quality of life for Fort Lauderdale residents, foster comprehensive growth, and create sustainable neighborhoods through targeted federal investment.

3. Evaluation of past performance

The City of Fort Lauderdale made significant progress toward achieving the goals outlined in its 2020–2024 HUD Consolidated Plan. Key accomplishments centered on preserving affordable housing, preventing homelessness, and supporting vulnerable populations through targeted housing assistance programs. One of the City’s primary efforts was the preservation of existing affordable housing units through multiple home rehabilitation projects, ensuring that low- and moderate-income residents could remain safely housed. In response to the COVID-19 pandemic, the City fully expended its special allocation of CDBG-CV funds provided under the CARES Act, directing these resources toward rental assistance for households impacted by the crisis.

Through the HOME-funded Tenant-Based Rental Assistance (TBRA) program, the City provided security deposits, utility deposits, rental payments, and housing counseling to prospective tenants. This initiative assisted 12 households using \$121,310 in HOME funds.

The City also launched a SHIP Rapid Re-Housing program to support low-income individuals and families who were either homeless or at risk of becoming homeless. This program offered security deposit, rent, and utility assistance, serving 8 households with a total investment of \$29,566.50. Additionally, Fort Lauderdale implemented a SHIP Elderly Assistance Program, targeting residents aged 62 and older who faced financial hardship. The program provided rental assistance for up to six months, helping 3 elderly households with \$2,692.32 in support.

These initiatives reflect the City’s ongoing commitment to housing stability, affordability, and targeted support for residents most in need, aligning closely with HUD priorities and the City’s Consolidated Plan goals.

4. Summary of citizen participation process and consultation process

The City of Fort Lauderdale conducted extensive community engagement in the development of this plan, collaborating with residents, City officials, nonprofit service providers, public housing agencies, private developers, government partners, and the local Continuum of Care. To gather meaningful input, the City hosted two in-person public meetings prior to drafting the plan. These meetings were held on January 13, 2025, at City Hall and provided stakeholders and the general public with an opportunity to share feedback and identify local priorities. A total of 13 community members attended, representing five organizations serving Fort Lauderdale and the broader region.

In addition to the meetings, the City launched a Community Needs Survey to collect broader input from residents and stakeholders in Fort Lauderdale and surrounding neighborhoods. Participants were informed that the City was updating its Consolidated Plan to guide the use of federal funds aimed at improving conditions in low- and moderate-income communities. The survey was available in both paper and digital formats, distributed through SurveyMonkey, and accessible via smartphones, tablets, and web browsers. While the survey was offered in English, Spanish-language support was available upon request. A total of 28 survey responses were received, and the results are included in the Appendix of this document.

5. Summary of public comments

The City of Fort Lauderdale is facing a range of complex challenges that call for a stronger, more integrated system of support across youth development, mental health services, affordable housing, and homelessness response. Stakeholders, including representatives from Broward House and other community leaders, have emphasized the need for strategic investments, stronger partnerships with nonprofits, and more streamlined and responsive service delivery systems to meet the needs of vulnerable populations.

Youth and adolescent needs are particularly urgent. Increased rates of anxiety and depression among young people demand expanded prevention services, access to mental health counseling, and afterschool workshops focused on wellness and coping strategies. There is also a critical need for life skills development and employment readiness programs, including workforce training and career exploration for youth transitioning into adulthood. However, many schools in Fort Lauderdale lack the capacity to meet these needs, reinforcing the importance of nonprofit and community-based collaboration.

Transitional and independent living options are limited, and more transitional housing is needed to move individuals from homelessness into stable environments. This includes opportunities to rehabilitate hotels or unused office buildings into livable spaces. Youth and other vulnerable populations benefit from transitional independent living programs supported through city-agency partnerships. Additionally, individualized, culturally responsive case management services are necessary to guide at-risk individuals toward long-term stability.

Affordable housing access remains a major challenge. Long waiting lists for housing assistance, TBRA, and Section 8 vouchers are compounded by a shortage of landlords willing to accept vouchers. Seniors and individuals on fixed incomes are particularly affected. Strengthening the pathway from rapid rehousing to permanent supportive housing—using tools such as TBRA, LIHTC, and housing navigation—is essential. Office and commercial space conversions into housing present a promising opportunity to expand the inventory of supportive and affordable units. Current Down Payment Assistance (DPA) programs also fail to accommodate modern work-from-home needs, creating a gap in support for low- to moderate-income homebuyers.

Improving system coordination is key. The City must develop specific strategies to engage nonprofits and enhance alignment across programs such as HOPWA and CDBG. Stakeholders have called for better referral and navigation systems, including the use of 211, city-provided lists of funded agencies, and health navigation services. Faster deployment of grant funds and capital improvement support are also necessary, along with streamlining processes within the Consolidated Plan to reduce delays and administrative burdens.

Food access and nutrition support are additional areas of concern. Expanding access to lockers, pantries, delivery services, and nutrition education—particularly within transitional and affordable housing settings—can significantly enhance household well-being. Whole Family (WF) training and wellness-focused workshops can also help residents maintain housing stability and improve quality of life.

Finally, partnerships with organizations like Women in Distress should be expanded to ensure that survivors of domestic violence have access to safe housing, wraparound services, and long-term support.

While Fort Lauderdale is committed to addressing the needs of its most vulnerable residents, growing demand, limited resources, and systemic barriers are putting strain on existing programs. Closing these gaps will require deeper collaboration with community partners, expansion of transitional and supportive housing, greater access to youth mental health services, and a more efficient, coordinated delivery of housing and human services.

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

All comments were accepted.

7. Summary

The Proposed 2025–2029 Consolidated Plan for the City of Fort Lauderdale establishes strategic priorities based on extensive engagement with community stakeholders and a thorough analysis of data from the U.S. Census, HUD resources, and local studies. These insights highlight the most

pressing housing and community development needs within Fort Lauderdale and its surrounding neighborhoods.

The City has identified the following strategic priorities for CDBG and related federal funding, in coordination with other public and private investments:

- Increase Affordable Housing Opportunities
- Improve Access to Homelessness Prevention and Eradication Services
- Improve Access to Economic Development Services
- Improve Access to Public Facility/Infrastructure Improvements
- CDBG, HOPWA, & HOME Administration & Planning
- Improve Access to Public Services

Over the next five years, Fort Lauderdale will focus on expanding affordable and supportive housing opportunities, strengthening public service delivery, and coordinating with nonprofit partners to improve outcomes for low- to moderate-income households. The City will also work to address disparities through fair housing initiatives, increase access to essential community infrastructure and services, and ensure efficient and transparent program management.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	Fort Lauderdale	Housing and Community Development, DSD
HOPWA Administrator	Fort Lauderdale	Housing and Community Development, DSD
HOME Administrator	Fort Lauderdale	Housing and Community Development, DSD

Table 1 – Responsible Agencies

Narrative

The City of Fort Lauderdale administers the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) programs within its jurisdiction. The Housing and Community Development Division, under the Department of Sustainable Development, is responsible for preparing, implementing, and monitoring the 5-Year Consolidated Plan and Annual Action Plans.

This division ensures that all program activities align with community needs and federal priorities, and it manages overall grant administration, including financial management, internal controls, monitoring, and compliance with U.S. Department of Housing and Urban Development (HUD) regulations. The City is committed to promoting transparency, fairness, and efficiency in the use of federal funds to support low- and moderate-income individuals and neighborhoods.

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

In preparing the FY2025–2029 Consolidated Plan, the City of Fort Lauderdale conducted broad and comprehensive consultation efforts to ensure the Plan reflects the priorities and needs of the community it serves. These efforts included targeted outreach to residents, municipal officials, nonprofit organizations, public housing agencies, private developers, governmental entities, and the Broward County Continuum of Care (CoC).

Consultation was conducted through a combination of one-on-one interviews, focus group discussions, and community forums. These engagements provided valuable qualitative insight into the barriers to housing, service needs, and opportunities for improving community development strategies.

In addition, the City hosted an in-person public meeting prior to the development of the Consolidated Plan to gather public input. This meeting was open to all residents and stakeholders, with specific outreach efforts made to engage historically underserved populations and low- and moderate-income communities. Attendees were invited to share their perspectives on housing affordability, homelessness, public services, economic opportunities, and neighborhood conditions. A summary of the meeting, including locations, attendance, and key themes discussed, is included in the sections below.

This multi-faceted approach to consultation helped ensure that the Consolidated Plan is data-informed and community-driven, with a strong foundation of collaboration and transparency.

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 Fort Lauderdale actively promotes collaboration among public and assisted housing providers, nonprofit and governmental agencies, and health and mental health service organizations to improve service delivery and enhance housing stability for residents. This coordinated approach is essential for addressing the complex and interconnected needs of low- and moderate-income households, particularly those experiencing or at risk of homelessness.

The City works closely with the Housing Authority of the City of Fort Lauderdale, local nonprofit housing developers, supportive service providers, and regional agencies to expand access to affordable housing, health services, and wraparound support programs.

Key coordination efforts include:

- Ongoing stakeholder engagement and interagency meetings to align housing and service delivery systems with local and federal priorities.
- Partnerships with mental health and healthcare providers to ensure residents have access to critical services such as case management, crisis stabilization, substance use treatment, and primary care.
- Active collaboration with the Broward County Continuum of Care (CoC) to develop and implement homelessness response strategies, including coordinated entry, rapid rehousing, and permanent supportive housing programs.
- Strategic use of CDBG, HOME, and HOPWA funds to support integrated service models that combine affordable housing with supportive services for persons with disabilities, persons living with HIV/AIDS, veterans, and other vulnerable groups.

Through these collaborative efforts, the City of Fort Lauderdale ensures a holistic and coordinated system of care that promotes housing stability, advances public health, and improves quality of life for residents in need.

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

In Fort Lauderdale, coordination with the Continuum of Care (CoC)—led by the Broward County Homeless Initiative Partnership (HIP)—is central to addressing the complex and varied needs of individuals and families experiencing or at risk of homelessness. This collaborative approach brings together public agencies, nonprofit service providers, healthcare organizations, housing authorities, and other stakeholders to create a comprehensive system of care aimed at preventing and ending homelessness.

The CoC employs a Housing First model, prioritizing stable, permanent housing as a foundation for addressing other challenges such as mental illness, substance use, and unemployment. Through coordinated entry, the CoC ensures that homeless individuals are assessed using a standardized tool and referred to the most appropriate housing and supportive services based on their needs and vulnerabilities.

Chronically homeless individuals and families—those with long-term disabling conditions—are prioritized for permanent supportive housing, combining affordable housing assistance with wraparound services like case management, mental health care, and substance use

treatment. These efforts are supported by federal and local funding, including CoC Program funds.

For families with children, the CoC collaborates with organizations like the Broward Partnership and Women In Distress to provide emergency shelter, transitional housing, and rapid rehousing programs. These programs aim to quickly move families from homelessness into stable housing and support them with rental assistance, childcare, and employment services.

Veterans experiencing homelessness benefit from coordinated efforts between the CoC, the Department of Veterans Affairs, and local partners through programs such as HUD-VASH (Housing and Urban Development–Veterans Affairs Supportive Housing) and Supportive Services for Veteran Families (SSVF), which provide housing subsidies and case management to help veterans regain stability.

Unaccompanied youth, including LGBTQ+ youth and those aging out of foster care, face unique vulnerabilities. Fort Lauderdale partners with youth-focused agencies to offer specialized outreach, shelter, and transitional programs tailored to the developmental and emotional needs of young people without adult support.

To assist persons at risk of homelessness, the CoC supports homelessness prevention programs that provide rental and utility assistance, mediation, legal services, and housing stabilization support. These efforts are designed to help households maintain their housing and avoid entering the shelter system.

Overall, Fort Lauderdale’s coordination with the CoC reflects a strategic, data-informed, and person-centered approach to addressing homelessness. By leveraging cross-sector partnerships and federal resources, the City and its partners are working to create lasting pathways out of homelessness for all vulnerable populations.

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

The City of Fort Lauderdale maintains an active partnership with the Broward County Continuum of Care (CoC) in coordinating strategies to prevent and end homelessness throughout the region. The CoC is led by the Broward County Homeless Initiative Partnership (HIP), which serves as the collaborative applicant and administrative entity for HUD-funded homelessness programs, including the Emergency Solutions Grant (ESG).

Key Areas of Consultation and Coordination Include:

1. Emergency Solutions Grant (ESG) Allocation

The City consults with the Broward CoC to align ESG funding priorities with regional goals and service gaps identified through the CoC's annual Point-in-Time (PIT) count, Housing Inventory Count (HIC), and ongoing needs assessments. Through this partnership, Fort Lauderdale ensures ESG resources are directed to high-impact activities, including:

- Street outreach and engagement
- Emergency shelter and transitional housing support
- Homelessness prevention and rapid re-housing
- Essential services such as case management and housing navigation

Priority is given to initiatives that reflect a housing-first approach and serve chronically homeless individuals, families with children, veterans, and unaccompanied youth.

2. Performance Standards and Outcome Evaluation

The City participates in CoC-led discussions to establish performance standards for ESG-funded programs, drawing from HUD guidance and local performance data. Shared metrics include housing stability rates, recidivism, time to housing placement, and income increases. These standards are used to evaluate program effectiveness and support continuous improvement across the system.

The City also leverages quarterly and annual performance reports generated through HMIS to monitor ESG subrecipients and adjust strategies based on outcomes.

3. HMIS Administration and Policy Development

Fort Lauderdale coordinates with the CoC and its designated HMIS Lead Agency—Broward County—to support data collection, reporting, and analysis through the Homeless Management Information System (HMIS). The City contributes to the development of policies and procedures that govern HMIS data quality, client confidentiality, system access, and interoperability with other platforms (e.g., Coordinated Entry).

The City also participates in HMIS user group meetings and ensures ESG-funded providers are trained and in compliance with federal and local HMIS requirements.

Through this ongoing consultation, the City of Fort Lauderdale helps foster a collaborative, data-informed, and outcomes-driven approach to addressing homelessness. Coordination with the CoC enhances system-wide effectiveness, ensures alignment of ESG investments,

and supports a shared vision of housing stability and self-sufficiency for the most vulnerable residents.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The City of Fort Lauderdale consulted with a wide range of agencies, organizations, and institutional partners representing housing, health, social services, public safety, education, and economic development. Consultations were conducted through interviews, focus groups, surveys, community meetings, and ongoing interagency collaboration.

These efforts ensured that the Consolidated Plan was grounded in both quantitative data and lived experiences. The anticipated outcomes of this collaborative process include improved coordination among service providers, more strategic use of federal and local resources, and greater alignment between housing and supportive service systems.

Agencies, Groups, and Organizations Consulted

Agency/Group/Organization	Agency/Group/Organization Type	Section of Plan Addressed by Consultation	Consultation Method & Anticipated Outcomes
Broward County Homeless Initiative Partnership (HIP)	Government – Continuum of Care Lead Agency	Homeless Needs, ESG, HMIS, CoC Coordination	Participated in meetings and data sharing to align ESG funding, develop HMIS policies, and improve performance outcomes for homeless services. Improved regional coordination and data-driven planning expected.
Broward Partnership	Nonprofit – Homeless Services Provider	Homeless Needs, Public Services	Engaged via interviews and meetings to assess shelter needs and service gaps. Anticipated outcomes include better integration of shelter services and support for chronically homeless populations.
Covenant House Florida	Nonprofit – Youth Services	Homeless Needs of Youth	Consultation through focus groups and surveys. Input helped identify needs of unaccompanied youth and inform youth-specific housing and service strategies.

HOPE South Florida	Nonprofit – Veteran and Family Homeless Services	Homeless Prevention and Rapid Re-Housing	Participated in community forums and CoC planning. Helped identify priority needs of homeless veterans and families. Enhanced collaboration expected in ESG-funded rehousing services.
Housing Authority of the City of Fort Lauderdale (HACFL)	Public Housing Authority	Affordable Housing, Public Housing Needs	Participated in community forums to discuss rehabilitation needs, resident services, and voucher utilization. Outcomes include better alignment of public housing resources with housing strategies in the Plan.
Broward County Health Department	Government – Public Health	Non-Housing Community Development, Special Needs Populations	Consulted to understand healthcare access, mental health needs, and linkages between housing and health outcomes. Aimed at improving connections between housing and health systems.
United Way of Broward County	Nonprofit – Funders Collaborative	Economic Development, Supportive Services	Participated in stakeholder forums and interviews. Anticipated outcomes include strategic coordination of supportive services and leveraging of private funding with HUD dollars.

Mount Bethel Human Services Corporation	Nonprofit – Community Development	Public Services, Youth Services	Provided input via interviews on local service needs for families and youth in underserved neighborhoods. Helps guide public service allocations.
Broward Regional Health Planning Council	Regional Planning Agency	Special Needs Housing, HOPWA Planning	Engaged through data coordination and HOPWA strategy discussions. Will help improve service delivery to persons living with HIV/AIDS.
Federal Communications Commission	Federal Government	Market Analysis	The City of requested specific data pertaining to Fort Lauderdale from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan. The FCC provides data on internet coverage and access allowing the City to adequately plan digital initiatives.
OIC of South Florida	Nonprofit – Workforce Development	Economic Opportunities, Job Training	Consultation through economic development focus group. Contributed to goals related to workforce training and job placement for low-income residents.

The Domestic Preparedness and Emergency Management Bureau (DPEMB)	Local Government	Market Analysis	The City of requested input from this organization via email regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan. The City specifically requested access to the County's Multijurisdictional Hazard Mitigation Plan which covers the City of Fort Lauderdale.
Housing and Community Development Division	Local Government	Market Analysis Housing Analysis Economic Development Community Development	The Department provided feedback as the lead agency for CDBG, HOME, and HOPWA funds.

Table 2 – Agencies, groups, organizations who participated

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

There were no agency types excluded from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	The goals of Fort Lauderdale’s Strategic Plan align with the Continuum of Care by supporting a full range of homelessness strategies—from outreach and emergency shelter to rapid re-housing, prevention, and permanent supportive housing. Collaboration ensures coordinated, long-term solutions.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

As the City of Fort Lauderdale implements its 2025–2029 Consolidated Plan, it will continue to collaborate with a broad network of local, regional, and state partners to advance housing and community development initiatives. These partnerships are essential to achieving the City’s goals of expanding affordable housing, reducing homelessness, enhancing public services, and fostering comprehensive economic growth.

Key partners include public and private entities, Broward County government, the Housing Authority of the City of Fort Lauderdale, the Broward County Continuum of Care, nonprofit service providers, private developers, regional planning organizations, and local educational institutions such as Broward College and Nova Southeastern University. The City also works closely with the State of Florida, including the Florida Housing Finance Corporation (FHFC) and other agencies involved in housing and community development.

Through these ongoing collaborations, the City aims to leverage resources, align policies, and implement coordinated strategies that address the needs of Fort Lauderdale’s communities and promote long-term stability and opportunity for all residents.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 Fort Lauderdale has crafted the 2025-2029 Consolidated Plan and the 2025 Annual Action Plan in accordance with its approved Citizen Participation Plan (CPP), ensuring community engagement and input throughout the planning process to address local needs and priorities effectively.

The Citizen Participation Plan (CPP) is designed to foster comprehensive engagement among all city residents in the development and evaluation of key planning documents such as the Consolidated Plan and Annual Action Plans. It specifically emphasizes the involvement of low- and moderate-income individuals, special needs populations, and racial and ethnic minorities, ensuring that their voices are heard. Additionally, the CPP mandates consultation with public housing authorities and their residents to incorporate broad perspectives and needs into the planning process.

A summary is provided below of the citizen participation and outreach activities conducted in development of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan that included a variety of engagement methods, including initial public hearings, dissemination of flyers, one-on-one stakeholder meetings, and electronic surveys, which were translated into Spanish.

Citizen Participation Outreach

Field		Description
Mode of Outreach		Public Meeting
Target of Outreach	Non-targeted/broad community	
Summary of Response	Two public meetings were held to receive community input from residents on community development, housing, and homeless needs. There were two general meetings that focused on community stakeholders, nonprofits, and city departments. There was a total of 28 participants including nonprofit stakeholders in attendance for the meetings. The meetings were held on January 13, 2025, at City Hall Council Chambers	
1	Summary of Comments Received	<ul style="list-style-type: none"> Fort Lauderdale needs a more integrated system for youth, housing, mental health, and homelessness support. Youth face rising anxiety and depression, requiring more prevention, counseling, and life skills training. Schools lack capacity, increasing reliance on nonprofit partnerships. Transitional housing is limited; hotels and office buildings could be repurposed. Transitional Independent Living and culturally responsive case management are needed. Affordable housing is limited; long waitlists and voucher acceptance issues persist. Seniors and fixed-income residents struggle to find affordable units. Support is needed for rapid rehousing to permanent housing using TBRA and LIHTC. DPA programs do not support modern WFH needs. Improved coordination with nonprofits (HOPWA, CDBG) is essential. Referral systems like 211 and city agency lists need strengthening. Faster grant funding and streamlined processes are necessary. Food access must improve through lockers, pantries, delivery, and nutrition education. Expand services for domestic violence survivors. Deeper collaboration and expanded housing/services are critical to meet growing demand.
	Summary of Comments Not Accepted and Reasons	All comments were accepted.
	URL if Applicable	Not Applicable
Mode of Outreach		Surveys
2	Target of Outreach	Non-targeted/broad community

3	Summary of Response	The survey received 28 responses.
	Summary of Comments Received	The survey was used to capture comments. The survey analysis is attached.
	Summary of Comments Not Accepted and Reasons	All comments were accepted.
	URL if Applicable	Not Applicable
	Mode of Outreach	Public Hearing
	Target of Outreach	Non-targeted/broad community
	Summary of Response	The City hosted 12 community members at a public meeting to receive comments on the draft Consolidated Plan and Annual Action Plan.
	Summary of Comments Received	Members of the general public inquired about goals and allocations to gain a better understanding of the goals and funding to be disbursed. Agencies also stated that a more coordinated way of advertising information related to services offered in the community. The community also expressed support for additional sidewalks.
	Summary of Comments Not Accepted and Reasons	All comments were accepted.
	URL if Applicable	https://www.surveymonkey.com/r/FortLauderdaleCommunityHousingNeeds https://www.surveymonkey.com/r/NecesidadesdeviviendadelacomunidaddeFtLauderdale
4	Mode of Outreach	Newspaper
	Target of Outreach	Non-targeted/broad community
	Summary of Response	Twelve people attended the meeting as a result of the ad being run in the paper.
	Summary of Comments Received	No comments received.
	Summary of Comments Not Accepted and Reasons	All comments were accepted
	URL if Applicable	Not Applicable

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment focuses on evaluating housing challenges faced by both renters and homeowners in Fort Lauderdale. The data presented outlines the number and percentage of individuals in these categories who may encounter housing issues, categorized by income level. The Comprehensive Housing Affordability Strategy (CHAS) data serves to illustrate the number of households requiring housing assistance.

The CHAS dataset, derived from a specialized tabulation of the 2016-2020 American Community Survey (ACS) data from the Census Bureau, offers detailed counts of households experiencing various housing problems that align with specific HUD criteria. These datasets are widely recognized and utilized by local governments for housing planning and within the Consolidated Planning framework. It is important to note that CHAS data often lags behind more current ACS data due to the additional calculations required by the Census Bureau to estimate housing issues at a more granular level. Therefore, this Consolidated Plan will utilize the 2016-2020 ACS data while incorporating more recent information where applicable.

Understanding the specific housing needs in Fort Lauderdale is essential for developing an effective and adaptive affordable housing strategy. Consequently, an evaluation of the City's affordable rental and single-family housing options was performed, drawing on available demographic, economic, and housing data. This assessment employed HUD's eCon Planning Suite, which was accessed through the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite automatically populates current housing and economic data, aiding jurisdictions in determining funding priorities for the Consolidated Plan and Annual Action Plans. Key findings from this assessment are summarized in the following section.

The subsequent tables and narratives provide an overview of housing need data for Fort Lauderdale as supplied by HUD.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2009, the city had a population of 173,570, with 73,445 households and a median annual income of \$50,778. According to the American Community Survey (ACS) conducted between 2016 and 2020, the population of Fort Lauderdale experienced an increase of 8,250, representing a growth rate of 5% by 2020. Additionally, the total number of housing units rose by 2%, resulting in the addition of 1,525 units, while the median annual household income saw a rise of 27%, equating to an increase of \$13,535 per year.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	173,570	181,820	5%
Households	73,445	74,970	2%
Median Income	\$50,778.00	\$64,313.00	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

The primary household type in Fort Lauderdale is small-family households, characterized by having at least two non-elderly members and up to four members. This category remains the most prevalent even when income levels are considered. Families with incomes exceeding the median family income are the most numerous in the city, followed by those earning between 50%-80% of the Area Median Family Income (AMFI).

The accompanying table categorizes these households into five groups (0-30% HAMFI, >30-50% HAMFI, and >50-80% HAMFI, >80% HAMFI, >100% HAMFI); however, these families frequently encounter similar housing challenges, including overcrowding and financial strain. For the purposes of this plan and the HUD grant program's emphasis on low-income populations, our focus will be on families with incomes below 80% AMFI. Furthermore, this plan will classify families with more than five members as large families.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,965	9,050	12,760	7,130	35,065
Small Family Households	2,780	2,475	4,535	1,870	11,890
Large Family Households	655	885	725	500	1,175
Household contains at least one person 62-74 years of age	2,790	2,514	2,870	1,850	9,345
Household contains at least one person age 75 or older	1,950	1,135	1,230	1,020	3,890
Households with one or more children 6 years old or younger	1,535	1,380	1,270	580	974

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	125	90	75	355	15	10	0	15	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	190	105	130	230	655	15	35	4	75	129
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	465	240	245	170	1,120	30	125	130	145	430
Housing cost burden greater than 50% of income (and none of the above problems)	4,785	2,410	775	85	8,055	2,120	1,555	1,275	385	5,335
Housing cost burden greater than 30% of income (and none of the above problems)	680	2,065	3,535	1,140	7,420	385	980	1,560	845	3,770
Zero/negative Income (and none of the above problems)	755	0	0	0	755	405	0	0	0	405

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,515	2,875	1,240	560	10,190	2,185	1,730	1,405	620	5,940
Having none of four housing problems	2,070	2,385	5,795	2,825	13,075	1,195	2,060	4,320	3,125	10,700
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

3. Cost Burden > 30%

A cost burden is identified when housing expenses, consisting of utilities, surpass 30% of an individual's monthly income.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,740	1,615	1,780	5,135	555	440	850	1,845
Large Related	515	400	295	1,210	55	385	240	680
Elderly	2,005	845	570	3,420	1,420	1,460	1,180	4,060
Other	1,870	1,995	1,940	5,805	510	375	645	1,530
Total need by income	6,130	4,855	4,585	15,570	2,540	2,660	2,915	8,115

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

In contrast, a severe cost burden is recognized when these monthly housing expenses exceed 50% of the monthly income.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	765	765	530	235	0	765
Large Related	0	0	105	105	45	120	35	200
Elderly	1,620	415	125	2,160	1,120	925	575	2,620
Other	0	1,750	1,165	2,915	455	0	0	455
Total need by income	1,620	2,165	2,160	5,945	2,150	1,280	610	4,040

Table 10 – Cost Burden > 50%

5. Crowding (More than one person per room)

The Department of Housing and Urban Development (HUD) characterizes overcrowding as residences that accommodate more than one individual per room. Furthermore, there exists a classification for severe overcrowding, which is defined as having more than 1.5 individuals per room.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	590	300	335	365	1,590	30	130	94	135	389
Multiple, unrelated family households	55	54	45	35	189	15	29	40	60	144
Other, non-family households	30	4	20	15	69	0	0	0	25	25
Total need by income	675	358	400	415	1,848	45	159	134	220	558

Table 11 – Crowding Information – 1/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

The existing CHAS data does not specify the precise number of single-person households requiring housing assistance. However, it is probable that households led by individuals aged 65 and older will seek such assistance, particularly if the occupant faces financial burdens and has a disability. Required services may encompass housing repairs, modifications for accessibility, and tenant-based rental support. Additionally, there is a pressing demand for housing programs aimed at homeless individuals. To adequately address the needs of this population, it is essential to substantially enhance the range

of services available to single individuals. These individuals will require more comprehensive case management services to facilitate their personal development.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Determining the precise number of families in Fort Lauderdale requiring housing assistance because of disabilities or experiences related to domestic violence, dating violence, sexual assault, and stalking is difficult due to the scarcity of localized data. According to Broward United Way, Individuals with disabilities in rental housing who spend more than 35% of their income on rent or mortgage faces financial challenges that could impact their housing stability. Domestic violence is any criminal offense resulting in physical injury or death of one family or household member by another family or household member, including assault, battery, sexual assault, sexual battery, stalking, kidnapping, or false imprisonment.

What are the most common housing problems?

The city faces several housing challenges that affect its residents that include the lack of affordable housing, homelessness, housing quality, and weather displacement. Cost burden represents the most prominent housing issue in Fort Lauderdale. It is defined as a situation where a household allocates more than 30% of its income to housing expenses, while a severe cost burden occurs when this figure exceeds 50%. Data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) report indicates that approximately 33,670 low- and moderate-income households in Fort Lauderdale, FL are affected by this issue.

An analysis of the overall population of low- and moderate-income households reveals that those spending between 30% and 50% of their monthly income on housing are predominantly renters, who face housing challenges more frequently than homeowners and higher-income households.

Are any populations/household types more affected than others by these problems?

Yes, specific demographics and household categories in Fort Lauderdale experience a disproportionate impact from the city's housing challenges. While this issue affects individuals across various income levels, it is especially significant among renters. The most at-risk populations in Fort Lauderdale's housing crisis include low-income families, elderly individuals, persons with disabilities, those experiencing homelessness, survivors of domestic violence, and minority groups. Tackling these challenges necessitates a multifaceted approach that includes affordable housing programs, tenant protection measures, and enhanced social services.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of

either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Department of Housing and Urban Development (HUD) categorizes very low-income individuals as those earning 50% of the area median income (AMI), while extremely low-income individuals are defined as those earning 30% AMI. The issue of homelessness is closely associated with the insufficient availability of housing for individuals and families classified as very low- and extremely low-income. In Fort Lauderdale, the combination of high housing costs and low wages in the local job market imposes significant financial strain on low- and moderate-income families. There is a pressing requirement for enhanced financial support, affordable childcare, transitional housing, and various other supportive services, particularly during the initial six months to one year following an individual's departure from a shelter.

Additional obstacles to securing housing include:

- Poor credit history
- Recent criminal records
- Unsatisfactory rental history, including previous evictions and outstanding debts to landlords
- Ongoing substance abuse disorders
- Limited availability of subsidized housing options
- Aging housing stock being repurposed for higher-end developments
- Rental prices escalating at a rate that outpaces income growth

The foremost requirement for individuals and families benefiting from Rapid Re-Housing is an increased availability of affordable housing situated near public transit lines. The geographical placement of affordable housing is crucial, given the constraints of public transportation options.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Fort Lauderdale utilizes the Homeless Management Information System (HMIS) to gather data on its at-risk population, specifically focusing on individuals experiencing homelessness who are in search of assistance or resources. The Broward County Continuum of Care (CoC) conducts a point-in-time count to provide an estimate of the number of individuals classified as at-risk. According to the latest figures from 2024, approximately 820 surveys were completed, primarily stemming from households with

very low or extremely low incomes facing housing challenges. These households are often on the verge of homelessness. However, since this data is derived from a point-in-time count, the limited snapshot of a single night raises concerns regarding the overall accuracy of the estimate.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The most significant predictor of homelessness risk is the severe financial burden associated with housing costs, particularly for individuals and families allocating over 50% of their income to housing or earning at or below 50% of the Area Median Income (AMI). In Fort Lauderdale, a substantial number of households are spending half of their gross monthly income on housing expenses. This financial strain, compounded by other necessary expenditures such as transportation, food, utilities, and healthcare, diminishes disposable income and hampers the ability to save. As a result, households become increasingly vulnerable to unforeseen life events, such as illness or job loss, which can lead to a reduction in income or unexpected expenses. A limited income is often associated with instability and a heightened risk of homelessness.

The scarcity of affordable housing options for individuals with very low and extremely low incomes contributes to the increased likelihood of homelessness. Housing affordability is typically assessed by determining whether tenants are cost burdened (spending more than 30% of their gross monthly income on housing) or severely cost burdened (spending over 50% of their gross monthly income on housing). Currently, over 33,670 households in Fort Lauderdale are classified as cost burdened or severely cost burdened, according to the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS). Additional factors contributing to instability and the risk of homelessness in Fort Lauderdale include the ongoing recovery of the local housing market following the COVID-19 Pandemic, a high unemployment rate, and insufficient financial assistance and community services for families and individuals experiencing homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In the City specific racial and ethnic communities face housing difficulties that are significantly more pronounced than those experienced by the overall population. Black or African American groups encounter considerable biases in both housing affordability and accessibility. Housing needs are primarily determined by the state of current residences and the capacity of residents to maintain and repair their homes, as well as their financial ability to cover rental or mortgage expenses.

The U.S. Department of Housing and Urban Development (HUD) identifies a disproportionately greater need as occurring among individuals from racial or ethnic minority groups who face issues at a rate of 10% or more compared to the overall income group. For this analysis, we will utilize HUD's definition of disproportionately greater need. The four identified housing issues are:

- Lack of complete kitchen facilities;
- Lack of complete plumbing facilities;
- Overcrowding (defined as more than one person per room); and
- Cost burden exceeding 30% of income.

The CHAS data tables from 2016-2020 presented below illustrate the percentage of each racial and ethnic group encountering housing challenges, categorized by HUD Adjusted Median Income (AMI) levels. These tables are divided into four income brackets: 0% - 30% of Area Median Income, 30% - 50% of Area Median Income, 50% - 80% of Area Median Income, and 80% - 100% of Area Median Income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,760	2,210	0
White	3,405	1,070	0
Black / African American	3,710	850	0
Asian	40	15	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0

Hispanic	1,515	265	0
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Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,645	1,405	0
White	3,170	665	0
Black / African American	2,570	580	0
Asian	140	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,635	130	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,740	5,015	0
White	4,095	2,080	0
Black / African American	2,275	1,685	0
Asian	120	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	0	0
Hispanic	1,140	885	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

*The four housing problems are:
 Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,165	3,965	0
White	1,880	2,060	0
Black / African American	565	835	0
Asian	30	60	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	520	960	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

A comprehensive evaluation indicates that individuals identifying as White, across most income brackets, exhibit the highest prevalence of one or more housing issues. The state and accessibility of housing in Fort Lauderdale require significant improvement, as demonstrated by the data. Initiatives aimed at mitigating housing deterioration through the enhancement of kitchens and plumbing systems will not only ensure residents have access to essential services but will also contribute to alleviating their financial burdens. The data presented above highlight the disparities in housing challenges faced by various racial and ethnic groups, with Black and Hispanic populations ranking as the second and third most affected, respectively. This issue extends beyond those classified as low-income; numerous residents categorized as moderate to high-income also encounter housing difficulties. The four identified housing problems represent critical challenges that hinder households from operating effectively and securing affordable living conditions.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The tables below present data from special tabulations of the Comprehensive Housing Affordability Strategy (CHAS), provided by HUD, highlighting the growing housing challenges faced by low-income households. The Housing Needs Tables illustrate housing problems categorized by income and race for Fort Lauderdale.

Severe housing problems include:

- Occupancy of more than 1.5 persons per room
- Housing cost burden exceeding 50%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,700	3,265	0
White	3,085	1,380	0
Black / African American	3,205	1,355	0
Asian	40	15	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	1,290	490	0

Table 17 – Severe Housing Problems 0 - 30% AMI

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,605	4,445	0
White	2,065	1,770	0
Black / African American	1,375	1,775	0
Asian	85	55	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,030	725	0

Table 18 – Severe Housing Problems 30 - 50% AMI

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,645	10,115	0
White	1,675	4,500	0
Black / African American	555	3,405	0
Asian	4	180	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	395	1,630	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,180	5,950	0
White	610	3,330	0
Black / African American	325	1,075	0
Asian	15	75	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	230	1,245	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

According to HUD CHAS data, housing problems related to overcrowding, severe cost burden, and lack of kitchen or complete plumbing facilities primarily impact low-income and working-poor populations. A disproportionately greater need exists when the percentage of individuals in a specific category of need who belong to a racial or ethnic group is at least 10 percentage points higher than their overall representation in that category. The data indicates that Whites have a disproportionately high number of housing units with one or more of these four problems, followed closely by Black/African Americans. Whites and Black/African Americans are more likely to experience these conditions representing a significant portion of those affected by severe housing issues.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

An analysis of the available data reveals that individual's with lower incomes ($\leq 30\%$ MFI) face substantial challenges due to housing cost burdens. Although these burdens consume a larger portion of household income, a disproportionate number of White, Black/African American, and Hispanic households are adversely affected by this issue.

HUD indicates that a "disproportionate need" arises when any demographic group experiences a housing requirement that exceeds the overall jurisdiction by 10% or more. Regular income is a critical factor in assessing the financial resources a household must allocate for housing-related expenses, including mortgage or rent payments and utilities, in relation to the income necessary to sustain their individual standard of living. Furthermore, regular income serves as a significant criterion for mortgage lenders and landlords when evaluating the ability of potential buyers or tenants to afford their future residences.

While budgeting priorities vary among households, a commonly accepted benchmark is that 30% of household income should be allocated to housing costs. This threshold has evolved from the rent limits established in the United States National Housing Act of 1937. Subsequent adjustments for low-income subsidized households were made through the Brooke Amendment in 1969, as part of the 1968 Housing and Urban Development Act.

Housing Cost Burden

The information presented in Table 21 illustrates household demographics concerning the number of households that allocate 30% or less of their income to housing expenses with those facing increased housing cost burdens exceeding 30% of their income. Numerous households encountered challenges such as unemployment, an inability to occupy available job positions due to insufficient education, inadequate skill sets, or lack of transportation.

In every income category analyzed, the racial and ethnic group that exhibits a disproportionately higher level of need regarding severe housing issues is the White population. According to Table 21, it is estimated that 28,020 White households (64.59%), 6,735 Black/African American households (15.53%), 735 Asian households (1.69%), 55 American Indian/Alaska Native households (0.13%), 0 Pacific Islander households (0.00%), and 6,915 Hispanic households (15.94%) experience housing cost burdens at or below

30%.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	43,380	15,620	14,780	1,195
White	28,020	8,195	7,610	680
Black / African American	6,735	4,370	4,400	355
Asian	735	290	165	0
American Indian, Alaska Native	55	20	15	0
Pacific Islander	0	4	0	0
Hispanic	6,915	2,380	2,465	155

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

A comprehensive evaluation indicates that all racial and ethnic groups experience housing cost burdens across different income levels. Based on the CHAS data from 2016 to 2020, Fort Lauderdale is estimated to have 43,380 households that allocate 30% or less of their income to housing expenses. Consistent with earlier CHAS analyses, those who are economically disadvantaged are also the most susceptible to these burdens, as they dedicate a significant portion of their income to housing costs. Individuals earning the state minimum wage, which aligns with the federal minimum wage, must work at least 95 hours per week to afford the median rent in their respective communities. This situation restricts housing options and exacerbates existing issues. Given that low-income residents are clearly identified as the demographic most affected by housing cost burdens, they face significant challenges in affording homes in areas with greater economic opportunities or paying rents that exceed fair market value.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The city has certain racial and ethnic groups that experience severe housing needs at disproportionately greater rates than others. Black residents constitute the largest racial group living below the poverty line in Fort Lauderdale, followed by White and Hispanic populations. Income disparities have led to lower median household and per capita incomes among Black or African American residents, contributing to higher poverty and unemployment rates.

If they have needs not identified above, what are those needs?

Households facing a significantly higher level of need may encounter additional challenges, such as the lack of affordable rental options in areas that offer opportunities, including locations near public transportation and accessible to various supportive services. Moreover, housing issues and severe housing challenges can significantly impact individuals with disabilities. This category encompasses those with mental health conditions, as well as individuals with physical, intellectual, and developmental disabilities.

These individuals often belong to the lowest income brackets and experience severe housing challenges along with income disparity. The affected groups include:

- Children from low-income families
- Individuals with disabilities who receive Supplemental Security Income (SSI)
- Seniors living on fixed incomes
- Families led by single parents
- Households managed by seasonal or temporary workers
- Individuals with low levels of education
- Individuals with limited proficiency in English

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In Fort Lauderdale, various racial and ethnic communities tend to inhabit distinct neighborhoods. White residents are primarily situated in the southeastern regions of the city. Conversely, Black or African American residents are more frequently located in the western areas of Fort Lauderdale. Additionally, Hispanic individuals are predominantly found in the southern parts of Downtown Fort Lauderdale.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the City of Fort Lauderdale (HACFL) has played a pivotal role in delivering affordable housing solutions to numerous low-income individuals and families in Broward County since its establishment in 1938. HACFL adopts a comprehensive strategy aimed at fostering sustainable communities, implementing various initiatives that enhance self-sufficiency and economic prospects for residents, such as the Housing Choice Voucher Homeownership Program. The authority oversees multiple public housing developments, providing affordable rental options for qualifying low-income families, seniors, and individuals with disabilities. This initiative offers rental support to enable low-income families to secure safe and adequate housing within the private sector, while also facilitating pathways to homeownership for eligible participants through counseling, financial aid, and collaborations with local organizations.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	405	2,332	0	2,288	36	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans	Family	

							Affairs Supportive Housing	Unification Program
Average Annual Income	0	0	11,380	13,644	0	13,621	11,940	0
Average length of stay	0	0	7	5	0	5	0	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	209	330	0	323	7	0
# of Disabled Families	0	0	65	493	0	469	24	0
# of Families requesting accessibility features	0	0	405	2,332	0	2,288	36	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type									
	Vouchers							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
White	0	0	51	323	0	307	16	0	0	
Black/African American	0	0	353	1,997	0	1,969	20	0	0	
Asian	0	0	0	2	0	2	0	0	0	

American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	1	5	0	5	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Vouchers				Special Purpose Voucher				
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	16	200	0	197	3	0	0
Not Hispanic	0	0	389	2,132	0	2,091	33	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The irregularity of open application periods presents a challenge in obtaining precise quantitative data regarding the number of public housing units that include accessibility features, as well as the number of applicants on each housing authority's waiting list who would require such features for disabled or elderly individuals. Currently, there is no comprehensive report indicating a significant demand for handicap-accessible housing among those on waiting lists, and there is no immediate expectation for a pressing need to expand the availability of handicap-accessible units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Residents of Public Housing and holders of Housing Choice Vouchers (HCV) in Fort Lauderdale encounter numerous pressing challenges concerning housing stability, affordability, and overall quality of life. Several families are compelled to reside in overcrowded environments due to the scarcity of housing options. Implementing renovations and expanding existing units could alleviate some of these issues. Additionally, financial difficulties, such as job loss or unforeseen expenses, underscore the necessity for additional assistance programs. Many residents also require access to job training, career counseling, and placement services to attain self-sufficiency. Numerous individuals in the community are without healthcare insurance or encounter obstacles in accessing primary care, dental services, and mental health support. Effectively addressing these urgent needs necessitates a comprehensive strategy that includes increasing the supply of affordable housing, enhancing the conditions of public housing, providing financial support, improving security measures, and broadening the range of supportive services available.

How do these needs compare to the housing needs of the population at large

Public housing residents and holders of Housing Choice Vouchers (HCV) experience certain housing difficulties similar to those faced by the broader population in Fort Lauderdale; however, their circumstances are often characterized by greater urgency and severity, primarily as a result of financial limitations and systemic obstacles. Public housing residents and recipients of Housing Choice Vouchers (HCV) encounter housing challenges that mirror those of the wider Fort Lauderdale community; however, their situations are typically marked by heightened urgency and severity due to financial constraints and systemic barriers. This demographic often has limited economic opportunities and a greater dependence on government

assistance compared to the general population. Additionally, public housing residents are more vulnerable to crime, whereas the broader community generally has better access to safety resources. Both groups face difficulties with childcare affordability, but low-income families are particularly disadvantaged, facing fewer options and increased financial pressure. Furthermore, public housing residents experience more significant health disparities and have reduced access to wellness resources.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Broward County plays a central role in addressing homelessness through its leadership and coordination of the Broward County Homeless Continuum of Care (HCoC) Board. As the designated Collaborative Applicant and Advisory Board Coordinator, the County oversees strategic planning, funding allocation, and program implementation to support individuals and families experiencing homelessness. Additionally, as the Lead Agency for the Homeless Management Information System (HMIS), the County ensures data collection and analysis are effectively managed to track homelessness trends and program effectiveness.

The Homeless CoC is a network of organizations, advocates, residents, and businesses that plan programs to implement a full range of emergency, transitional and permanent housing, along with prevention and other services to help alleviate homelessness in Broward County. The Point-in-Time Count is required by the U.S. Department of Housing and Urban Development and is performed annually by CoCs nationwide during the month of January. The survey is intended to provide an up-to-date snapshot about the needs of persons experiencing homelessness and is an opportunity for the community to engage in efforts to end homelessness.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

				Total Homeless Population	2,487
2023 Point-in-Time Count	Emergency Shelter	Transitional Housing	Unsheltered	Total	Share of Total
Ethnicity					
Hispanic / Latino	89	28	172	289	12%
Non-Hispanic / Non- Latino	555	191	1452	2198	88%
Race					
Black or African-American	458	155	966	1579	63%
White	175	63	622	860	35%
Asian	4	0	0	4	0%
American Indian or Alaska Native	1	1	12	14	1%
Native Hawaiian or Other Pacific Islander	0	0	6	6	0%
Multiple Races	6	0	18	24	1%
Subpopulations					
Total Chronically Homeless Persons	167	28	429	624	25%
Chronically Homeless Persons in Households Without Children	159	28	417	604	24%
Chronically Homeless Persons in Households with at Least One Adult and One Child	8	0	12	20	1%
Severely Mentally Ill	78	35	253	366	15%
Chronic Substance Abuse	39	10	221	270	11%
Veterans	13	21	94	128	5%
HIV/AIDS	14	2	83	99	4%
Victims of Domestic Violence	26	9	125	160	6%
Unaccompanied Youth (Total)	29	9	49	87	3%
Unaccompanied Youth Under 18	0	0	2	2	0%
Unaccompanied Youth 18-24	29	9	47	85	3%
Parenting Youth (Total)	5	3	2	10	0%
Parenting Youth Under 18	0	0	0	0	0%
Parenting Youth 18-24	5	3	2	10	0%
Children of Parenting Youth	5	5	2	12	4%

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In Fort Lauderdale, an estimated 137 families with children, comprising 416 individuals, need housing assistance. These families require a range of support, including emergency shelter, transitional housing, permanent supportive housing, and rental assistance programs such as Tenant-Based Rental Assistance (TBRA) or Housing Choice Vouchers. Additionally, there are 12 children of parenting youth, highlighting the need for youth-specific housing programs that include childcare, education, and employment support.

Among veterans, 128 individuals were identified as homeless, with 94 living unsheltered. While specific data on veteran families is not available, national trends suggest that 10-15% of homeless veterans have dependents, estimating that 13-19 veteran families in Fort Lauderdale may require housing assistance. These families benefit from programs like Veterans Affairs Supportive Housing (VASH) vouchers, Rapid Rehousing (RRH), Supportive Services for Veteran Families (SSVF), and permanent supportive housing for those needing long-term stability.

Overall, over 150 family households, including families with children and veteran families, require housing assistance in Fort Lauderdale.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2023 Point-in-Time (PIT) Count for Fort Lauderdale identified a total of 2,487 individuals experiencing homelessness, including those in emergency shelters, transitional housing, and unsheltered locations. In terms of ethnicity, 12% of the homeless population identified as Hispanic/Latino (289 individuals), while 88% were Non-Hispanic/Non-Latino (2,198 individuals). The majority of the homeless population were Black or African American (63%), followed by White individuals (35%). Smaller percentages included American Indian or Alaska Native (1%), Multiple Races (1%), Native Hawaiian or Other Pacific Islander (0%), and Asian (0%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In Fort Lauderdale, homelessness remains a critical issue, with a significant portion of individuals experiencing unsheltered homelessness. The 2023 Point-in-Time (PIT) Count identified 2,487 individuals experiencing homelessness, of which 1,624 (65%) were unsheltered, living in places not meant for habitation such as streets, parks, abandoned buildings, and encampments. The remaining 863 individuals (35%) were sheltered, residing

in emergency shelters or transitional housing programs. The unsheltered population faces extreme challenges, including exposure to harsh weather conditions, lack of access to hygiene facilities, food insecurity, and increased vulnerability to violence, substance abuse, and mental health crises. Many individuals in this category have severe mental illnesses, chronic substance abuse disorders, or disabilities, making it difficult for them to secure stable housing without intensive support.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The Non-Homeless Special Needs Assessment evaluates the housing and supportive service needs of individuals in Fort Lauderdale who are not experiencing homelessness but require specialized housing assistance and services. These populations include seniors, persons with disabilities (physical, mental, and developmental), individuals with substance use disorders, persons living with HIV/AIDS, victims of domestic violence, and other at-risk groups. Addressing their needs is critical to preventing housing instability and ensuring long-term well-being.

HOPWA – Broward County, 2023

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,981 - Florida
Area incidence of AIDS	273
Rate per population	13.7
Number of new cases prior year (3 years of data)	826 (2021-2023)
Rate per population (3 years of data)	14.0 (2021-2023)
Current HIV surveillance data:	
Number of Persons living with HIC (PLWH)	21,975
Area Prevalence (PLWH per population)	1,130 per 100,000
Number of new HIV cases reported last year	588

Table 29 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	266
Short-term Rent, Mortgage, and Utility	230
Facility Based Housing (Permanent, short-term or transitional)	198

Table 30 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

In Fort Lauderdale, special needs populations include elderly individuals, persons with disabilities, individuals with substance use disorders, persons living with HIV/AIDS, victims of domestic violence, and other at-risk groups. Each of these groups faces unique challenges that impact their ability to secure and maintain stable housing, access healthcare, and live independently.

The elderly population in Fort Lauderdale continues to grow, with many seniors living on fixed incomes that are insufficient to cover rising housing costs. Many require accessible housing modifications, in-home care services, and transportation assistance to maintain independence. The frail elderly, particularly those with chronic illnesses or mobility impairments, often need assisted living or skilled nursing care.

Individuals with physical disabilities require accessible housing, including features such as ramps, widened doorways, and modified bathrooms. Those with mental or developmental disabilities often require supportive housing with case management, mental health services, and life skills training. Limited availability of affordable, accessible housing options poses a significant barrier, leaving many at risk of institutionalization or homelessness.

A significant portion of Fort Lauderdale's homeless and at-risk population struggles with substance use disorders, including alcohol and drug addiction. Many individuals in this group require residential treatment programs, sober living environments, and access to ongoing recovery support services. The lack of affordable, substance-free housing options often makes long-term recovery difficult, leading to cycles of housing instability and relapse.

Fort Lauderdale has a high prevalence of individuals living with HIV/AIDS, many of whom face housing discrimination, financial hardship, and complex medical needs. The HOPWA program provides rental assistance, supportive services, and housing placement programs to ensure stable living conditions. However, demand often exceeds available resources, leaving many struggling to find affordable, stable housing with access to healthcare.

Victims of domestic violence and human trafficking require emergency shelters, transitional housing, and legal assistance to escape abusive situations and rebuild their lives. Many survivors face economic hardship, emotional trauma, and lack of available shelter space, making it difficult to secure safe, permanent housing. Support services such as counseling, job training, and childcare assistance are essential for these individuals to achieve long-term stability.

Additional groups in need of specialized housing and support services include youth aging out of foster care, who often face limited job opportunities, lack of family support, and increased risk of homelessness. Formerly incarcerated individuals also struggle with housing barriers due to stigma and legal restrictions, requiring reentry programs, rental assistance, and employment services to reintegrate successfully.

Across all special needs' populations, affordable and accessible housing remains a critical issue, as does the need for wraparound supportive services such as mental health care, substance abuse treatment, job training, and financial assistance. Many programs operate with limited funding and long waitlists, preventing individuals from receiving timely support. Strengthening collaboration between government agencies, nonprofits, and healthcare providers is essential to expanding services and improving housing stability for these vulnerable populations.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of special needs populations in Fort Lauderdale are determined through demographic analysis, community assessments, Point-in-Time (PIT) Counts, Homeless Management Information System (HMIS) data, service provider reports, and stakeholder input from organizations working directly with these populations. Needs are identified based on barriers to stable housing, access to healthcare, financial challenges, and social service availability.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2023, the Fort Lauderdale-Pompano Beach-Sunrise Metropolitan Statistical Area (MSA) reported approximately 20,733 individuals living with HIV and 10,228 individuals with an AIDS diagnosis. During that year, there were 588 new HIV diagnoses and 273 new AIDS diagnoses within the area. The most common age group for new HIV diagnoses was 20 to 39 years old, accounting for a significant portion of newly reported cases.

Black or African American residents represent the highest proportion of those diagnosed with HIV, making up approximately 45% of new cases, while Hispanic/Latino individuals account for around 30%. The overall HIV prevalence rate in the area stands at 1,244.6 per 100,000 population, while the AIDS prevalence rate is 614 per 100,000. Over the past decade, the HIV diagnosis rate has gradually declined due to improved prevention efforts, expanded testing, and increased access to treatment.

The Broward County Care Continuum, which tracks individuals from initial HIV diagnosis to viral suppression, shows that of the 21,975 people living with HIV in the area, 66% have achieved viral suppression, which is slightly higher than the statewide average of 64%. These numbers highlight ongoing progress in HIV care and prevention, but also underscores the need for continued funding for housing assistance, medical care, and supportive services for individuals living with HIV/AIDS and their families.

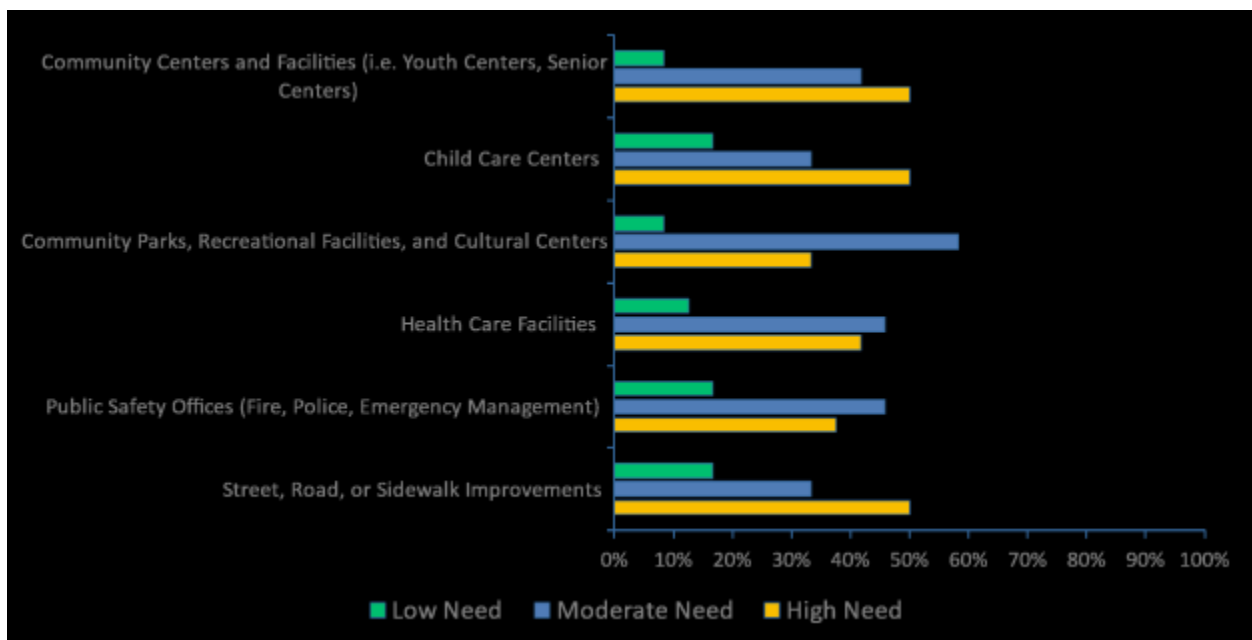
NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Based on the needs assessment survey results, Fort Lauderdale residents identified key infrastructure and public facility needs. Community centers and facilities were rated as the highest priority, with 50% of respondents identifying them as a high need. Childcare and street, road, or sidewalk improvements also ranked as high-priority needs, with 50% of respondents rating them as a high need.

Community parks, recreational facilities, and cultural centers received a mix of moderate and high-need responses, with 58.33% rating them as a moderate need and 33.33% as a high need. This highlights a demand for improved public spaces, recreational amenities, and cultural venues. Health care facilities were identified as a moderate-to-high need, with 41.67% of respondents rating them as a high need. This suggests the need for expanded medical services, improved accessibility, and additional healthcare infrastructure.

Public Facility and Infrastructure Needs Assessment



Source: 2025 Fort Lauderdale Needs Assessment

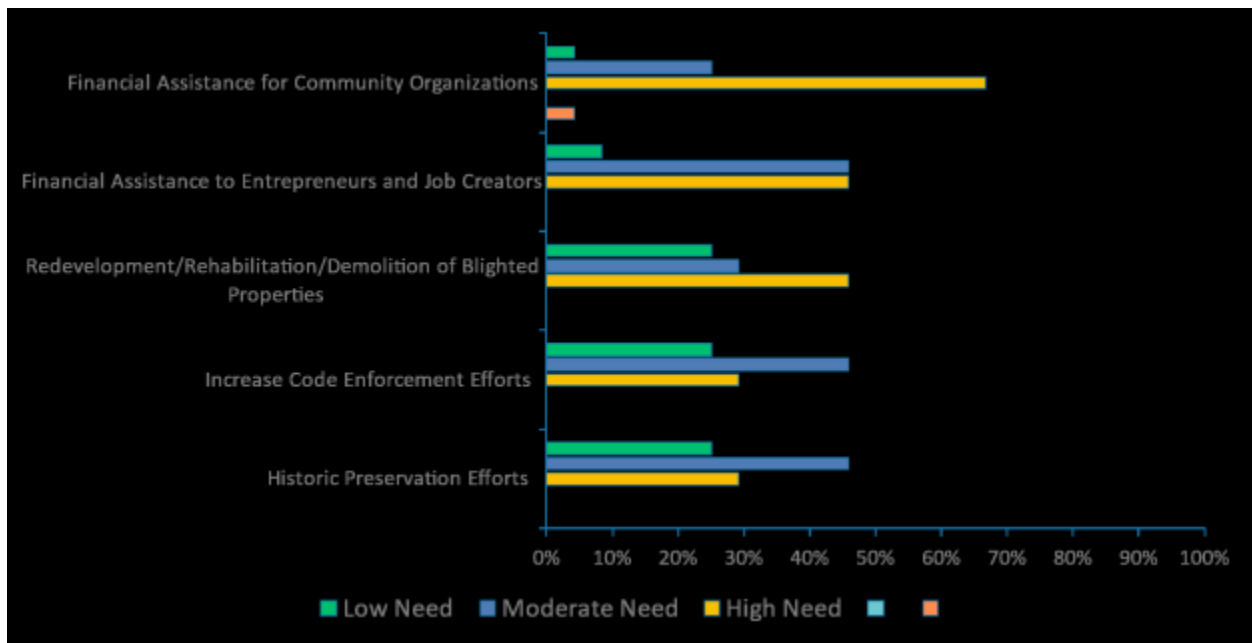
How were these needs determined?

These needs were determined by requesting feedback on needs across the community through a series of stakeholder interviews, public meetings, and an online resident survey.

Describe the jurisdiction’s need for Public Improvements:

Based on needs assessment survey results, Fort Lauderdale’s residents identified financial assistance for community organizations (66.67%) as the highest priority. Redevelopment, rehabilitation, and demolition of blighted properties (45.83%) also received significant attention, with a mix of moderate and high-need responses (29.17% and 45.83%, respectively). Historic preservation efforts (29.17%) were rated as lower priority, with most respondents categorizing it as a moderate need (45.83%).

Public Improvements Needs Assessment



Source: 2025 Fort Lauderdale Needs Assessment

How were these needs determined?

These needs were determined by requesting feedback on needs across the community through a series of stakeholder interviews, public meetings, and an online resident survey.

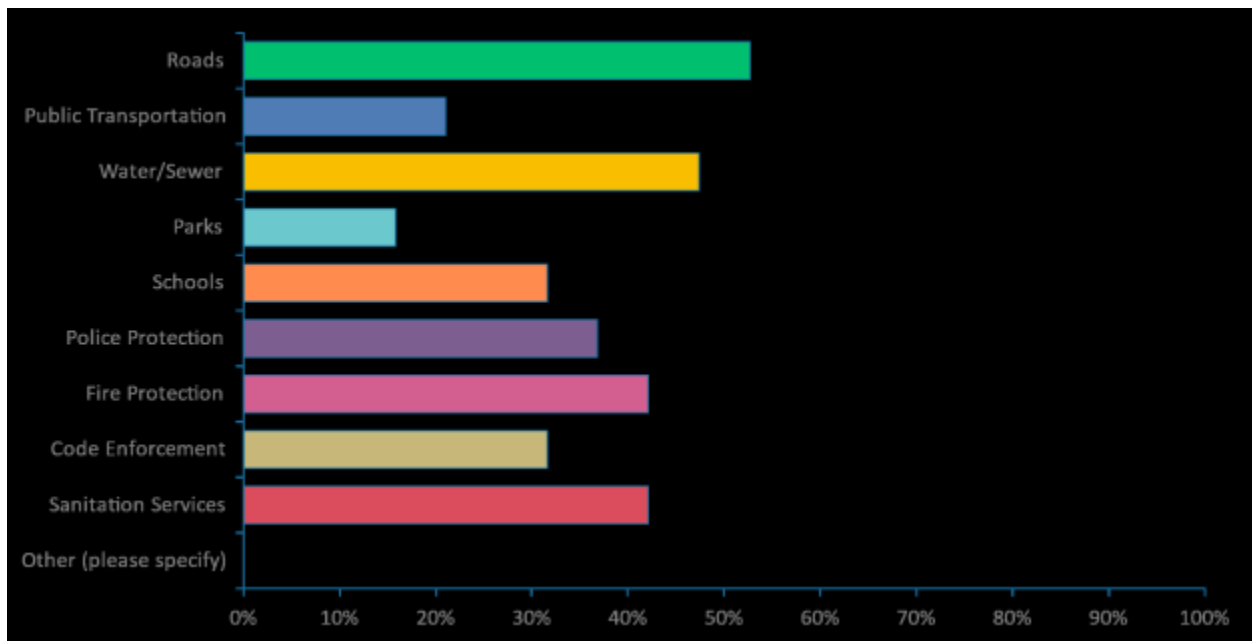
Describe the jurisdiction’s need for Public Services:

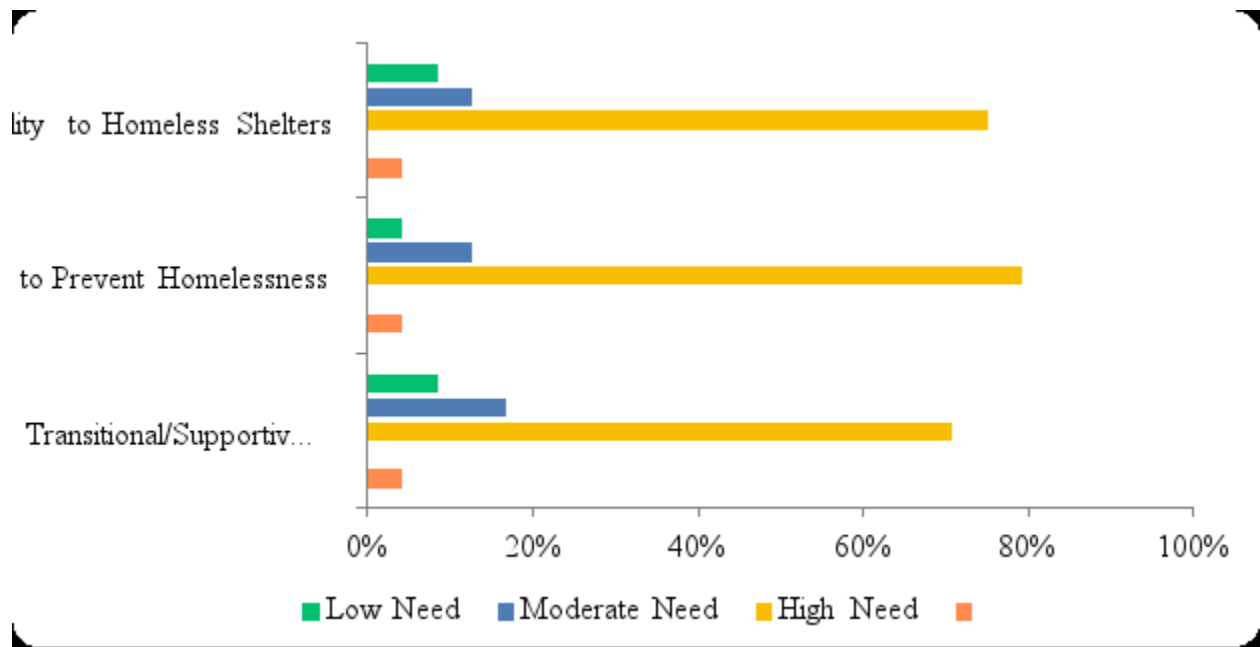
Based on the needs assessment survey results, Fort Lauderdale residents identified key public services priorities. Programs to prevent homelessness were ranked as the highest priority, with 79.17% of respondents identifying these programs as a high need. This emphasizes the importance of rental assistance, eviction prevention programs, and

financial support services to keep individuals and families housed and prevent them from entering homelessness. Accessibility to homeless shelters was also a high priority, with 75% rating it as a high need. Transitional and supportive housing programs were identified as a significant need, with 70.83% of respondents indicating a high need.

Additionally, schools (31.58%) and code enforcement (31.58%) received moderate concern, emphasizing the need for educational improvements and better regulatory oversight. Public transportation (21.05%) and parks (15.79%) were lower priorities, suggesting that while these services are needed, they are not as urgent as other improvements.

Public Services Needs Assessment





Source: 2025 Fort Lauderdale Needs Assessment

The City of Fort Lauderdale also has an ongoing and increasing need for emergency assistance due to its vulnerability to natural disasters, economic instability, and housing insecurity. Located in a coastal zone, the City is particularly susceptible to hurricanes, tropical storms, and flooding, which can lead to widespread displacement, infrastructure damage, and loss of housing—especially for low- and moderate-income (LMI) households.

Many LMI residents lack the financial resources or insurance coverage to respond to emergencies or make necessary repairs. In addition, the rising cost of housing and living expenses in the region leaves little room for unexpected costs such as medical emergencies, utility shutoffs, or temporary relocation. Vulnerable populations—including seniors, persons with disabilities, and individuals experiencing homelessness—face even greater challenges in accessing emergency services and resources.

Emergency assistance is also critical for households at risk of eviction or homelessness due to sudden income loss, domestic violence, or health-related crises. Rapid re-housing, utility assistance, and short-term rental aid can prevent further destabilization and reduce the strain on shelters and social services.

The City requires flexible, coordinated emergency response systems that can deliver short-term relief and support long-term recovery. These needs are particularly pressing

in underserved neighborhoods, where resources are often limited and systemic inequities amplify the effects of crises. For example, the City has received reduced amounts of disaster recovery funds from FEMA over recent years making this funding source less reliable to address needs in the event of an emergency.

How were these needs determined?

These needs were determined by requesting feedback on needs across the community through a series of stakeholder interviews, public meetings, and an online resident survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis aims to deliver a comprehensive understanding of the environment in which the jurisdiction will implement its programs throughout the duration of the Consolidated Plan. Fort Lauderdale's housing market exhibits a mix of trends, with variations in home prices, sales activity, and market dynamics across different neighborhoods. The housing market in Fort Lauderdale is experiencing notable growth in development, indicating a robust economic and market recovery.

Alongside the Needs Assessment, the Market Analysis will serve as a foundation for the Strategic Plan and the associated programs and projects. The Housing Market Analysis encompasses the following information:

- Key features of Fort Lauderdale's housing market, including supply, demand, housing conditions, and pricing
- Availability of housing stock for individuals with disabilities and other special needs
- Assessment of the condition and requirements of public and assisted housing
- A concise inventory of facilities, housing, and services designed to address the needs of homeless individuals
- Identification of regulatory obstacles to affordable housing
- Essential characteristics of the jurisdiction's economy

Fort Lauderdale's housing market is characterized by rising home prices in certain segments, extended selling periods, and a competitive environment due to limited inventory. The luxury sector is expanding, attracting buyers priced out of neighboring Miami, while the condominium market faces challenges stemming from new safety regulations and associated costs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the housing supply in Fort Lauderdale. The accompanying tables and narrative illustrate the housing market in Fort Lauderdale based on unit count, type, tenure, and size. Data from the 2016-2020 American Community Survey, as presented in Table 31, indicates that many housing units consist of buildings with 20 or more units. The remaining housing inventory includes various multi-family configurations, ranging from 2–4-unit buildings to those with 5-19 units. In terms of size, the predominant type of owner-occupied units in the county are larger, typically featuring two to three bedrooms. In contrast, rental units tend to be smaller, with nearly three-fourths of them consisting of one bedroom.

All residential properties by number of units

Property Type	Number	Percent %
1, detached	28,347	34.9%
1, attached	4,762	5.9%
2 apartments	4,185	5.2%
3 or 4 apartments	5,100	6.3%
5 to 9 apartments	5,745	7.1%
10 or more apartments	32,215	39.7%
Mobile Home, boat, RV, van, etc	878	1.1%
Total		

Table 31 – Residential Properties by Unit Number

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	380	1%	2,030	6%
1 bedroom	3,070	8%	11,915	34%
2 bedrooms	13,240	33%	13,690	40%
3 or more bedrooms	23,700	59%	6,945	20%
<i>Total</i>	40,390	101%	34,580	100%

Table 32 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In Fort Lauderdale, affordable housing units are supported through various federal, state, and local programs. Low-Income Housing Tax Credit (LIHTC): This program provides tax incentives to developers to create or rehabilitate affordable rental housing. Units under LIHTC are typically designated for households earning up to 50% or 60% of the Area Median Income (AMI). Housing Choice Voucher Program (Section 8): This program assists very low-income families, the elderly, and the disabled in affording decent, safe, and sanitary housing in the private market. Participants generally have incomes at or below 50% of the AMI. State Housing Initiatives Partnership (SHIP) Program: This program provides funds to local governments to create partnerships that produce and preserve affordable homeownership and multifamily housing. It primarily targets very low, low, and moderate-income families. Affordable Housing Incentives: The City of Fort Lauderdale offers incentives to developers, such as increased density allowances, provided that the additional units are designated as affordable housing. These units are typically reserved for households earning 50%, 80%, or 120% of the AMI, with a 30-year deed restriction to ensure long-term affordability. Housing and Community Development (HCD) Division: Administering approximately \$10 million to \$12 million annually in federal and state funding, the HCD focuses on affordable housing, community development, public service initiatives, and small business assistance. Their programs benefit low- and moderate-income residents, addressing a range of family types and income levels.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The city does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

The current supply of housing units fails to adequately address the needs of the population, as there exists a deficit of both affordable for-sale and rental properties suitable for low- and moderate-income individuals and families. This limited range in the housing stock may contribute to the challenges surrounding housing affordability. Rental market trends suggest that the burden of housing costs is expected to increase, with average rents escalating at a pace that exceeds income growth. Furthermore, there is a notable disparity between the availability and location of affordable housing units and the overall quality and condition of these residences.

Describe the need for specific types of housing:

Based on previous discussions within this plan regarding various population groups inadequately served by the existing housing market in the city, along with the data presented in the accompanying tables, the following general observations can be made.

The housing market in Fort Lauderdale is failing to provide adequate:

- Affordable and accessible housing options for individuals with disabilities, including both elderly and non-elderly persons, as well as senior renters.
- Affordable housing suitable for large families.
- Affordable housing that includes support services for families, particularly those led by single parents.
- Permanent supportive housing for individuals with special needs, such as chronically homeless individuals and families, those living with HIV/AIDS and their families, transition-age youth (e.g., those who have aged out of foster care), individuals with chronic mental health conditions, and others.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following section presents data tables that offer a comprehensive overview of housing costs and affordability for both homeowners and renters in Fort Lauderdale, utilizing data from the 2020 American Community Survey (ACS), the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), and the HOME Rent Limits/HUD Fair Market Rents (FMRs). This section begins with an analysis of the trends in housing costs, evaluates Fair Market Rents in comparison to prevailing market rents, and outlines the primary needs identified through a gaps analysis, resident surveys, and consultations with stakeholders.

The limited availability of affordable housing poses significant challenges to homeownership and rental options for low- and moderate-income households. The rapid escalation of home sale prices, coupled with consistently rising rents, presents obstacles that hinder low- and moderate-income residents from obtaining affordable housing. Although increasing home sale prices may benefit current homeowners looking to sell, these elevated prices create barriers for low- and moderate-income prospective homebuyers. It is also important to acknowledge that there has been a notable increase in housing prices in recent years, which is not reflected in the current data but is crucial for understanding housing costs during this Consolidated Plan period.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	255,600	350,900	37%
Median Contract Rent	952	1,228	29%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,390	6.9%
\$500-999	8,850	25.6%
\$1,000-1,499	11,745	34.0%
\$1,500-1,999	6,305	18.2%
\$2,000 or more	5,305	15.3%
<i>Total</i>	34,595	100.0%

Table 34 - Rent Paid

Data 2016-2020 ACS
Source:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,770	No Data
50% HAMFI	3,895	1,965
80% HAMFI	16,755	6,295
100% HAMFI	No Data	10,344
<i>Total</i>	22,420	18,604

Table 35 – Housing Affordability

Data 2016-2020 CHAS
Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,366	1,478	1,847	2,582	3,146
High HOME Rent	939	1,007	1,211	1,390	1,531
Low HOME Rent	737	790	947	1,095	1,221

Table 36 – Monthly Rent

Data HUD FMR and HOME Rents
Source:

Is there sufficient housing for households at all income levels?

No, sufficient housing is not accessible for households across all income brackets. There is a significant deficit of rental units and subsidized housing for individuals earning less than \$25,000. Furthermore, an examination of affordable homeownership reveals a lack of entry-level homes for those renters aspiring to purchase property. Income plays a crucial role in assessing affordability within the housing market, influencing the various factors that lead to financial burdens.

Data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) indicates that approximately 27% of households in Fort Lauderdale experience cost burdens, spending over 30% of their income on housing expenses. Individuals and families prioritize essential costs such as mortgage or rent and utility bills before allocating funds for living expenses, savings, and investments.

How is affordability of housing likely to change considering changes to home values and/or rents?

The increasing costs of housing, driven by post-pandemic inflation, will likely lead to a further decline in housing affordability. Should the challenge of affordability intensify in Fort Lauderdale, it is probable that residents in search of more economical options and a suburban or ex-urban lifestyle will turn their attention to neighboring regions. As the population density of the city increases, housing costs are expected to rise unless residential development keeps pace with the growing demand. Many residents contemplating relocation have opted to stay, primarily due to the scarcity of affordable housing in other areas and the proximity of friends and family. Considering these circumstances, it appears unlikely that the turnover of existing housing will significantly alleviate the demand for affordable options.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The cost of rentals in the city differs among various programs and market segments. The rent limits established by the HOME Program are typically set at levels that are lower than the Fair Market Rents (FMRs) for the area. For example, the maximum HOME Rent Limit for a two-bedroom unit is \$1,523, whereas the corresponding FMR is \$2,102. Both the Low and High HOME Rent Limits fall below the median market rents in the region. Considering that the average rent is approximately \$2,600, the HOME rents present a more affordable alternative for households with low income. It is also noteworthy that FMRs are positioned below the median market rents, with the FMR for a two-bedroom unit being \$2,102, which is still less than the overall average rent of \$2,600.

The differences among HOME rents, Fair Market Rents (FMR), and the area median rents in Fort Lauderdale create both obstacles and prospects for the development and maintenance of affordable housing. As HOME rent limits are considerably lower than prevailing market rents, it is essential to explore additional funding avenues, such as Low-Income Housing Tax Credits (LIHTC), state and local grants, and collaborations between public and private sectors, to ensure that housing projects remain financially feasible. Implementing policies that either mandate or encourage developers to incorporate affordable housing units into new developments can facilitate the integration of affordability within the overall housing landscape.

Considering the existing affordability gap, it is vital to focus on preserving current lower-cost rental properties through mechanisms such as repair grants, tax incentives, or other

benefits for landlords who commit to maintaining affordability. As market rents continue to rise, it is important to create targeted affordable housing solutions for seniors, service workers, and essential personnel, including teachers and first responders, to foster community stability.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section examines the state of housing conditions, beginning with the newly established HUD requirement for evaluating risks associated with natural disasters. It further explores the challenges faced by residents regarding housing conditions and concludes with an evaluation of the risks posed by lead-based paint. The age and condition of housing units in Fort Lauderdale are critical factors in understanding the overall dynamics of the local housing market. This analysis will review relevant data to identify key elements influencing the city's housing inventory. For this study, properties situated in low-income neighborhoods that are over 30 years old are classified as "older housing stock."

In the subsequent tables, a comparison will be made between the conditions of homeowner-occupied and renter-occupied units in Fort Lauderdale, assessing the age disparities between these two categories. Additionally, the analysis will include a comparison of the number of vacant units against those that may be at risk of containing lead-based paint.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

In Fort Lauderdale, housing conditions are generally assessed based on criteria such as habitability, safety, and the potential for rehabilitation. A housing unit is deemed to be in standard condition when it complies with all relevant building codes and housing quality standards (HQS). This classification indicates that the unit is free from structural defects or major repair needs, adheres to local health and safety regulations, possesses fully operational plumbing, electrical, and heating/cooling systems, is devoid of lead hazards, mold, or pest infestations, and offers safe and adequate living conditions.

Conversely, a unit is labeled as "substandard but suitable for rehabilitation" when it exhibits deficiencies that render it unsafe or uninhabitable in its current form yet can be restored at a reasonable expense. Such deficiencies may include issues related to structural integrity, such as roof damage or foundation cracks, malfunctioning or outdated plumbing, electrical, or HVAC systems, code violations that can be corrected through repairs, the presence of health hazards like lead paint or minor pest infestations, and deferred maintenance that has led to deterioration but remains repairable.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,535	31%	17,685	51%
With two selected Conditions	315	1%	1,425	4%
With three selected Conditions	0	0%	45	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	27,540	68%	15,425	45%
Total	40,390	100%	34,580	100%

Table 37 - Condition of Units

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,191	17%	15,920	41%
1980-1999	3,225	8%	3,037	8%
1950-1979	30,844	72%	17,658	46%
Before 1950	1,592	4%	1,765	5%
Total				

Table 38 – Year Unit Built

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	37,154	92%	30,735	89%
Housing units built before 1980 with children under 6 years of age present	3,320	8%	3,839	11%

Table 39 – Risk of Lead-Based Paint

Data 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	10,362	1,359	11,721
Abandoned Vacant Units	(X)	(X)	(X)
REO Properties	(X)	(X)	(X)
Abandoned REO Properties	(X)	(X)	(X)

Table 40 - Vacant Units

Need for Owner and Rental Rehabilitation

Fort Lauderdale is experiencing an escalating demand for the rehabilitation of both owner-occupied and rental housing, driven by an aging housing inventory, increasing challenges related to affordability, and surging maintenance expenses. A considerable segment of the housing in Fort Lauderdale was constructed prior to 1980, necessitating various upgrades to align with contemporary building codes, energy efficiency benchmarks, and safety standards.

Properties that are older, especially those located in lower-income areas, frequently exhibit outdated plumbing, electrical, and HVAC systems, which heightens the risk of habitability concerns. Many low-income and elderly homeowners find it difficult to finance essential repairs, resulting in deferred maintenance and deteriorating living conditions. In the absence of support, numerous homes may descend into substandard states, rendering them uninhabitable or unsafe over time. Rehabilitation initiatives that emphasize compliance with codes, energy efficiency, and weatherization can greatly enhance living conditions. If rehabilitation investments are not made, older affordable housing units risk being converted to market-rate properties, thereby displacing low-income residents. Focused rehabilitation efforts are crucial in prolonging the viability of existing affordable units, thereby mitigating further shortages in the rental market.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Lead is an extremely toxic metal that can lead to various health issues, particularly in children. The primary source of lead exposure is lead-contaminated dust found in deteriorating homes and buildings. Regulations from the Department of Housing and Urban Development (HUD) concerning lead-based paint are applicable to all federally assisted housing. Exposure to lead-based paint remains one of the most significant environmental risks associated with housing. Lead was prohibited in residential paint in 1978, having previously been a predominant component in most oil-based paints used for both interior and exterior applications. Consequently, homes constructed before this year may pose a lead hazard if any layer of paint contains lead. Accurately determining the number of housing units at risk due to lead-based paint is challenging. Typically, low-income families earning between 0 to 50% of the Median Family Income (MFI) are less likely to afford well-maintained housing, placing them at a heightened risk for lead poisoning. The health risks associated with residing in homes built prior to 1978, particularly concerning exposure to lead-based paint, are especially detrimental to children.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the City of Fort Lauderdale (HACFL) has played a pivotal role in delivering affordable housing solutions to numerous low-income individuals and families in Broward County since its establishment in 1938. By adopting a comprehensive strategy, HACFL fosters the development of sustainable communities through various initiatives aimed at enhancing self-sufficiency and economic prospects for residents, notably through the Housing Choice Voucher Homeownership Program. The authority oversees multiple public housing developments, providing affordable rental options for qualifying low-income families, seniors, and individuals with disabilities. Additionally, the Housing Choice Voucher Program (Section 8) offers rental assistance, enabling low-income families to secure safe and decent housing within the private sector. HACFL also facilitates pathways to homeownership for eligible participants by offering counseling, financial support, and collaborating with local organizations.

Totals Number of Units

	Program Type								
	Certificate	Mod Rehab	Public Housing	Total	Project based	Tenant based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			417	2,666			84	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The HACFL oversees a variety of public housing projects aimed at delivering affordable living solutions for low-income individuals and families. Among these initiatives, Northwest Gardens stands out as a significant community that provides accessible housing for both seniors and families. Northwest Gardens III features townhomes and apartments ranging from two to five bedrooms, equipped with amenities such as tile flooring, energy-efficient appliances, and communal facilities including a fitness center and playground.

Furthermore, Northwest Gardens IV and V also present affordable housing alternatives, with Northwest Gardens V specifically designed for seniors aged 55 and older. In addition to its current developments, HACFL is committed to the modernization of its aging public housing units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The HACFL manages several public housing developments that collectively provide a total of 365 public housing units. The available sources do not provide specific information about the physical condition of these units. Nevertheless, HACFL prioritizes the maintenance and enhancement of public housing quality. To address housing needs and improve living conditions, the agency has developed a detailed Public Housing Agency (PHA) Plan. This plan encompasses various initiatives, including routine maintenance schedules, modernization efforts, and programs aimed at engaging residents, all designed to ensure that the housing units are safe and livable. HACFL must present a PHA Plan to the HUD. This document acts as a detailed framework outlining the agency's policies, programs, operations, and strategies aimed at addressing local housing requirements and objectives. The PHA Plan process was created to promote transparency and accountability in the administration of public housing resources.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 42 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units in Fort Lauderdale require significant restoration and revitalization efforts to provide safe, modern, and affordable living environments for low- and moderate-income families. Many of these units, built several decades ago, are now plagued by outdated systems and structural deterioration. It is imperative to upgrade essential systems such as electrical, plumbing, and HVAC to comply with contemporary safety standards and enhance energy efficiency. Furthermore, addressing critical structural concerns, including roof repairs, foundation stabilization, and window replacements, is necessary to improve the overall livability of these residences. Enhancing safety features through the installation of fire suppression systems, improved lighting, and secure entry points is of utmost importance.

Additionally, ensuring compliance with the Americans with Disabilities Act (ADA) by adding ramps, wider doorways, and accessible facilities will make these units more comprehensive for residents with disabilities. Modernizing interior spaces with contemporary fixtures, energy-efficient appliances, and durable materials can greatly elevate the quality of life for residents. Exterior improvements, such as landscaping, façade upgrades, and the development of communal areas, can cultivate a sense of community and pride among inhabitants. Implementing sustainable practices, including energy-efficient lighting, water-saving fixtures, and eco-friendly building materials, can help lower utility expenses and minimize environmental impact. Given the susceptibility of Fort Lauderdale to hurricanes and flooding, it is also essential to incorporate resilient design features like elevated structures and impact-resistant windows. Beyond physical enhancements, the integration of supportive services such as job training, childcare, and health services can significantly improve residents' well-being and foster self-sufficiency. Establishing spaces for community programs and building partnerships with local organizations can offer residents additional resources and opportunities for growth.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The HACFL implements a holistic approach aimed at improving the living conditions for families with low to moderate incomes who reside in public housing. HACFL is dedicated to fostering sustainable communities that are contemporary, secure, and environmentally responsible. This commitment entails the development of housing that adheres to current safety regulations while incorporating elements that safeguard and enhance the surrounding ecosystem. By prioritizing sustainability, HACFL seeks to elevate the quality of life for its residents and encourage enduring community success. Acknowledging the significance of overall health, HACFL provides health education, recreational opportunities, and advocacy through collaborative efforts with nonprofit organizations, government entities, and socially responsible small businesses. These programs are tailored to encourage healthy living and well-being for individuals of all ages.

Furthermore, HACFL offers initiatives designed to assist residents in attaining economic self-sufficiency, which includes access to job opportunities, entrepreneurial training, and cultural activities that promote both personal and professional development. By equipping residents with essential tools and resources to enhance their economic circumstances, HACFL facilitates pathways toward independence. Additionally, HACFL partners with the City of Fort Lauderdale's Housing and Community Development (HCD) Division, which oversees programs related to affordable housing, community development, public services, and small business support specifically aimed at low- and moderate-income

residents. This collaboration enhances efforts to improve living standards and deliver comprehensive support services to those in public housing.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Homeless Facilities and Services section evaluates the availability of emergency shelters, transitional housing, permanent supportive housing, and supportive services for individuals and families experiencing homelessness in Fort Lauderdale. The City's CoC, led by Broward County, collaborates with government agencies, nonprofit organizations, and service providers to deliver housing and support services aimed at reducing homelessness and ensuring long-term stability for vulnerable populations.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	340	0	144	514	0
Households with Only Adults	616	0	35	1,567	0
Chronically Homeless Households	0	0	0	741	0
Veterans	0	0	0	118	0
Unaccompanied Youth	856	0	179	27	0

Table 43 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

In Fort Lauderdale, mainstream services such as healthcare, mental health support, and employment programs play a critical role in the coordination of services for homeless individuals. Healthcare services are provided by Broward Health and Memorial Healthcare System, which offer low-cost or free medical care, while the Florida Department of Health-Broward County provides specialized services such as HIV/AIDS treatment, immunizations, and tuberculosis care. The Ryan White Program further assists individuals living with HIV/AIDS by offering medical care, case management, and housing support.

For mental health and substance abuse treatment, organizations such as Henderson Behavioral Health provide crisis stabilization, psychiatric care, and outpatient counseling, while the Broward Addiction Recovery Center (BARC) offers detoxification and residential treatment programs for individuals struggling with substance use disorders. Mobile Crisis Response Teams also assist individuals experiencing psychiatric crises, helping to prevent unnecessary hospitalizations or incarceration.

Employment services such as CareerSource Broward offer job training, resume assistance, and vocational rehabilitation programs to help homeless individuals re-enter the workforce. Mission United (United Way of Broward County) provides specialized employment assistance for veterans, while HOPE South Florida's Job Readiness Program supports homeless individuals with interview preparation and skills development. These mainstream services work in coordination with homeless shelters, rapid rehousing programs, and permanent supportive housing initiatives to ensure individuals receive holistic care. Healthcare providers collaborate with homeless outreach teams to connect individuals to medical services, while mental health organizations partner with supportive housing programs to provide on-site counseling and crisis intervention. Employment programs work alongside housing initiatives to promote long-term financial stability and independence.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Fort Lauderdale and Broward County offer a variety of services and facilities to address the needs of homeless individuals, including chronically homeless persons, families with children, veterans and their families, and unaccompanied youth.

- Broward Partnership for the Homeless, Inc. (BPHI): Operating the Huizenga Campus Homeless Shelter, BPHI provides emergency housing and comprehensive recovery programs for men, women, and families experiencing homelessness. Admission is coordinated through the Homeless Helpline.
- HOPE South Florida: This organization offers emergency and rapid-rehousing services for homeless families and veterans. They provide housing support and assistance in transitioning to stable living situations.
- The Salvation Army: Provides individual day respite services, including shelter and support, with admissions coordinated through the Taskforce Outreach Team.

Services for Veterans and Their Families:

- MISSION UNITED: A program by United Way of Broward County, MISSION UNITED has assisted over 21,000 veterans with comprehensive services to help them acclimate to civilian life, including housing support for over 6,000 homeless veterans and their families.
- Supportive Services for Veteran Families (SSVF): Established by the U.S. Department of Veterans Affairs, SSVF provides rapid re-housing and homelessness prevention services to very low-income veteran families, aiming to promote housing stability.

Services for Unaccompanied Youth:

- Covenant House Florida: Serving runaway, homeless, and at-risk youth under 21, including teen parents and their babies, Covenant House Florida offers crisis shelters, transitional housing projects, and comprehensive support services.
- Homeless Education Assistance Resource Team (HEART): Part of the Broward Education Foundation, HEART ensures that children and youth experiencing homelessness have access to education and related services, supporting their academic success.

Accessing Services:

- Homeless Helpline: Individuals and families experiencing homelessness can contact the Homeless Helpline for assistance and referrals to appropriate resources.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section evaluates the availability and accessibility of housing, supportive services, and facilities for individuals with special needs in Fort Lauderdale. This population includes elderly individuals, persons with disabilities (physical, mental, and developmental), individuals with substance use disorders, persons living with HIV/AIDS, victims of domestic violence, and other at-risk groups who require specialized housing and assistance to maintain stability and independence.

Fort Lauderdale provides a network of supportive housing and service programs through local government agencies, nonprofit organizations, and federally funded initiatives such as HOPWA, Section 811 Supportive Housing for Persons with Disabilities, and Permanent Supportive Housing (PSH) programs. Despite these efforts, demand for affordable and specialized housing continues to exceed supply, and gaps remain in mental health services, accessible housing, substance abuse treatment, and transitional housing for victims of domestic violence.

To address challenges in services and housing, the city works in collaboration with Broward County’s CoC, the Florida Department of Health, and various community-based organizations to expand services and increase funding for rental assistance, case management, emergency shelters, and transitional housing.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	
PH in Facilities	
STRMU	
ST or TH Facilities	
PH Placement	

Table 44– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

In Fort Lauderdale, various populations with special needs require supportive housing to ensure stability, access to services, and improved quality of life. These populations include the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents. Many elderly and frail elderly individuals require affordable, accessible housing with supportive services such as in-home healthcare, transportation, and meal assistance. Those with greater needs may require assisted living or nursing home care. Persons with disabilities often need accessible housing modifications, such as ramps and adaptive technologies, while those with mental health conditions benefit from permanent supportive housing with counseling and case management services.

Individuals struggling with alcohol or drug addiction require transitional or permanent supportive housing with access to recovery programs and structured environments. Persons with HIV/AIDS and their families face unique housing challenges, necessitating stable and affordable housing alongside case management, healthcare, and nutritional support. Programs like HOPWA play a crucial role in providing rental assistance and housing stability for this group. Public housing residents also require supportive services such as job training, childcare, and healthcare access to improve self-sufficiency, along with safety and crime prevention measures. Other vulnerable populations, including survivors of domestic violence and youth aging out of foster care, require emergency shelters and transitional housing, along with life skills training and employment support.

Fort Lauderdale faces several challenges in addressing supportive housing needs, including a lack of affordable units, insufficient funding for essential services, and long waitlists for housing assistance programs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Fort Lauderdale has several programs and initiatives intended to ensure that individuals returning from mental and physical health institutions receive appropriate supportive housing. These programs focus on preventing homelessness, providing stable housing, and offering essential services to facilitate a smooth transition back into the community.

PSH programs, which combines affordable housing with case management and wraparound services. This model is particularly effective for individuals with chronic mental health conditions or physical disabilities who require long-term support. PSH programs in Fort Lauderdale are often administered through partnerships between local government agencies, nonprofits, and healthcare providers.

The Housing First model is a strategy that prioritizes immediate access to stable housing and case management and other needed supportive services. Once housed, individuals receive ongoing support, including mental health counseling, substance abuse treatment, and life skills training to help them reintegrate successfully.

For individuals with serious mental illness, the Florida Assertive Community Treatment (FACT) teams provide intensive, community-based services, including housing support, psychiatric care, and employment assistance. These multidisciplinary teams work closely with individuals transitioning from psychiatric institutions to ensure they have a stable living environment and access to continued care.

For those discharged from hospitals or rehabilitation facilities, medical respite programs provide temporary housing combined with medical care and social services. These programs ensure that individuals recovering from serious illnesses or injuries have a safe environment where they can continue their treatment without the risk of becoming homeless.

Additionally, Fort Lauderdale collaborates with local reentry programs, ensuring that individuals discharged from institutions are connected with housing assistance, employment programs, and social services. The city also works with mental health courts and diversion programs, which help individuals with mental health conditions avoid unnecessary incarceration and instead receive treatment and supportive housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the next year, Fort Lauderdale plans to continue and expand activities under the current HOPWA program to address the housing and supportive service needs of individuals who are not homeless but have other special needs. These activities align with the city's one-year goals and aim to ensure stable housing and access to essential services for vulnerable populations.

The city will maintain and enhance HOPWA-funded programs, as listed below:

1. Tenant-Based Rental Assistance (TBRA) – Providing long-term rental subsidies for individuals to maintain stable housing in the private rental market.
2. Project-Based Rental Assistance (PBR) – Offering rental assistance tied to specific housing units, ensuring continued affordability.

3. Facility-Based Housing – Supporting housing facilities that provide long-term, supportive housing for individuals living with HIV/AIDS.
4. Short-Term Rent, Mortgage, and Utility Assistance (STRMU) – Preventing homelessness by offering emergency financial assistance to cover rent, mortgages, and utilities.
5. Permanent Housing Placement (PHP) – Assisting individuals with move-in costs, security deposits, and other expenses associated with securing permanent housing.
6. Legal Services – Providing legal support to address housing discrimination, eviction prevention, and other housing-related legal issues.
7. Housing Case Management and Supportive Services – Offering individualized support to help residents maintain housing stability and access needed services.
8. Project-Based Rental Master Lease – Managing long-term rental arrangements to secure housing for program participants.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

For the upcoming year, Fort Lauderdale’s jurisdiction plans to undertake several activities to address the housing and supportive service needs of persons who are not homeless but have other special needs. These initiatives align with the city’s one-year goals and aim to enhance housing stability, improve access to supportive services, and promote self-sufficiency for vulnerable populations, including seniors, persons with disabilities, individuals with HIV/AIDS, and victims of domestic violence.

Activities:

- Housing Assistance and Accessibility Improvements Tenant-Based Rental Assistance (TBRA).
- Fund home modification programs to improve accessibility for disabled individuals through the installation of ramps, widened doorways, and bathroom modifications.
- Increase financial assistance for utility payments and rental support through the Short-Term Rent, Mortgage, and Utility Assistance (STRMU) program for persons with HIV/AIDS.
- Supportive Services for Persons with Special Needs
- Provide case management and mental health services.

- Expand access to in-home healthcare, meal delivery services, and transportation assistance for the frail elderly to promote independent living.
- Enhance legal services and advocacy programs for victims of domestic violence and individuals with disabilities, ensuring they receive tenant rights protection and assistance.
- Permanent Supportive Housing and Transitional Programs, the HOPWA program, providing more permanent housing units and facility-based care.
- Expand transitional housing programs for victims of domestic violence to help them safely transition into permanent housing.
- Increase funding for permanent supportive housing (PSH) units for individuals with severe disabilities and mental health challenges.
- Economic Empowerment and Self-Sufficiency Programs
- Implement workforce training and job placement programs.
- Expand financial literacy programs and homebuyer education services to help special needs populations achieve long-term housing security.
- Provide small business grants and micro-loans to support entrepreneurship among persons with disabilities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies in Fort Lauderdale can sometimes have negative effects on affordable housing and residential investment, limiting the availability of low-cost housing and private sector development. Restrictive zoning and land use regulations that limit multi-family housing, impose height restrictions, and enforce single-family zoning reduce the potential for affordable housing expansion. Additionally, high impact fees and costly permitting processes make it financially difficult for developers to prioritize affordable housing projects over market-rate or luxury developments. The lengthy approval and environmental review processes further discourage investment by increasing delays and construction costs.

While rent control policies aim to protect tenants, they can also deter property owners from maintaining or expanding rental housing, reducing the overall supply of affordable units. Similarly, restrictions on Accessory Dwelling Units (ADUs), such as owner-occupancy requirements and size limitations, prevent homeowners from creating additional rental spaces that could provide affordable housing options. A lack of financial incentives, such as tax breaks and density bonuses for affordable housing development, also discourages developers from investing in low-income housing. Additionally, strict tenant screening policies and eviction laws may lead landlords to avoid renting to low-income or high-risk tenants, further restricting housing opportunities for vulnerable populations.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Fort Lauderdale’s economic development and community infrastructure play a crucial role in supporting business growth, workforce development, and overall quality of life. As a major economic hub within Broward County, the city benefits from a broad industry base, strategic transportation networks, and ongoing development initiatives. This section provides an overview of business sector employment, workforce characteristics, commuting trends, and educational assets that influence Fort Lauderdale’s economic landscape. Understanding these factors is essential for developing policies that strengthen local businesses, attract investment, and support sustainable growth.

Economic Development Market Analysis - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	200	21	0	0	(0)
Arts, Entertainment, Accommodations	11,530	21,674	16	16	-
Construction	3,897	6,817	6	5	(0)
Education and Health Care Services	10,285	19,143	15	14	(0)
Finance, Insurance, and Real Estate	5,875	13,061	8	10	2
Information	1,660	4,615	2	3	1
Manufacturing	2,383	4,068	3	3	(0)
Other Services	3,137	6,744	4	5	1
Professional, Scientific, Management Services	7,265	16,527	10	12	2
Public Administration	-	-	-	-	-
Retail Trade	9,565	12,661	14	10	(4)
Transportation & Warehousing	3,381	4,277	5	3	(2)
Wholesale Trade	3,764	5,966	5	5	(1)
Grand Total	62,942	115,574			

Table 45 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	
Civilian Employed Population 16 years and over	146,686
Unemployment Rate	9.1%
Unemployment Rate for Ages 16-24	28.1%
Unemployment Rate for Ages 25-65	49%

Table 46 - Labor Force

Occupations by Sector	Number of People
Management, business and financial	32,975
Farming, fisheries and forestry occupations	187
Service	19,693
Sales and office	20,398
Construction, extraction, maintenance and repair	6,554
Production, transportation and material moving	7,986

Table 47 – Occupations by Sector

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	53,004	62%
30-59 Minutes	25,562	30%
60 or More Minutes	6,925	8%
Total	85,491	100%

Table 48 - Travel Time

Data 2016-2020 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 25 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	6,922	1,639	4,576
High school graduate (includes equivalency)	16,949	1,774	5,837
Some college or Associate's degree	21,470	1,748	4,551
Bachelor's degree or higher	29,421	1,361	5,190

Table 49 - Educational Attainment by Employment Status

Educational Attainment by Age

	Age				
	18–24 years	25–34 years	35–44 years	45–65 years	65+ years
Less than 9th grade	194	1,101	1,136	1,703	1,744
9th to 12th grade, no diploma	2,189	2,001	1,761	3,608	2,503
High school graduate, GED, or alternative	4,781	6,018	6,234	12,587	8,166
Some college, no degree	3,351	6,251	4,003	9,817	5,748
Associate’s degree	898	1,988	1,957	4,765	2,193
Bachelor’s degree	1,431	7,704	5,064	11,773	6,406
Graduate or professional degree	132	3,911	3,438	7,061	5,746

Table 50 - Educational Attainment by Age

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,428
High school graduate (includes equivalency)	23,022
Some college or associate’s degree	31,722
Bachelor’s degree	50,948
Graduate or professional degree	64,859

Table 51 – Median Earnings in the Past 12 Months

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Business Activity table for Fort Lauderdale provides insights into the distribution of workers and jobs across various economic sectors. The Arts, Entertainment, and Accommodations sector is the largest, comprising 16% of total employment, highlighting the city’s strong reliance on tourism, hospitality, and entertainment industries.

Similarly, Education and Health Care Services (15%) is another key employment sector. Retail Trade (14%) also represents a significant portion of the workforce, supporting jobs in shopping centers, local businesses, and major retail chains. Other businesses in Fort Lauderdale include Professional, Scientific, and Management Services (10%) and Finance, Insurance, and Real Estate (8%), both of which contribute to Fort Lauderdale’s economy.

Describe the workforce and infrastructure needs of the business community:

The business community in Fort Lauderdale faces both workforce and infrastructure challenges for the city as a hub for tourism, finance, healthcare, and professional services. Workforce needs are shaped by the expansion of key industries, including arts, entertainment, accommodations, education, healthcare, retail trade, and professional services. Employers in healthcare, finance, and information technology experience labor shortages, as job availability often surpasses the local talent pool. Similarly, construction and transportation sectors have more workers than available jobs, suggesting a need for business expansion incentives, job creation programs, and workforce retraining to transition workers into high-demand industries. Expanding technical training programs, vocational education, and university-industry partnerships will be essential for closing skill gaps and preparing the local workforce for the evolving job market.

In terms of infrastructure, transportation and mobility improvements remain a critical need for businesses in Fort Lauderdale. The city's position as a tourism and trade center has led to increased traffic congestion, limited public transit options, and a need for enhanced pedestrian and bicycle infrastructure, all which impact commuting and business operations. In preparation for this Plan, a community needs assessment was administered, and it identified street, road, and sidewalk improvements as a top priority to residents, reinforcing the urgency for expanded roadway capacity, improved traffic management, and alternative transit solutions such as expanded bus and rail services.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Fort Lauderdale is undergoing significant economic transformations driven by both public and private sector investments, poised to impact job and business growth during the current planning period. These developments necessitate strategic enhancements in workforce development, business support, and infrastructure to fully harness their potential.

Economic Developments:

Downtown Fort Lauderdale Expansion: The downtown area has experienced substantial growth, with approximately 3,200 jobs added over the past year, marking a 5% increase since 2023. This surge underscores the city's appeal to businesses and professionals alike.

The Era Residential Project: Affiliated Development has initiated "The Era," a 400-unit apartment complex on South Andrews Avenue. This project aims to address housing demands and stimulate local economic activity.

Brightline Train Expansion: Since its completion in 2022, the Brightline train has revolutionized transportation in South Florida, linking major cities and boosting property values along its route. Fort Lauderdale has seen a 51.4% increase in total resale property value from 2018 to 2023, reflecting enhanced connectivity and economic vibrancy.

Broward County Convention Center Enhancement: A \$1.3 billion renovation of the Broward County Convention Center is underway, including a 350,000-square-foot exhibition space and an adjacent 800-room Omni Hotel, expected to be completed by the end of 2025. This expansion is set to attract larger events, boosting tourism and related sectors.

PREMO Light Rail Initiative: Broward County Transit's PREMO Light Rail project plans to construct a 23.3-mile light rail system, with the initial 3.5-mile segment connecting Fort Lauderdale-Hollywood International Airport, Port Everglades, and the Broward County Convention Center. Revenue service is anticipated to begin in 2028, enhancing regional mobility.

Workforce Development, Business Support, and Infrastructure

Workforce Development: The influx of new businesses and industries necessitates a workforce equipped with relevant skills. Initiatives like the "Build Better Careers" program aim to assist South Florida residents without college degrees in accessing high-growth jobs, particularly in banking and financial services. Additionally, events such as the "Worlds of Work Career Expo" provide students with exposure to various career paths, fostering early workforce engagement. (Sources: stocktitan.net and careersourcebroward.com)

Business Support: The Greater Fort Lauderdale Alliance has outlined a strategic plan focusing on providing business intelligence, managing business expansion and retention projects, and collaborating with local organizations like Port Everglades and Fort Lauderdale-Hollywood International Airport. These efforts aim to create a conducive environment for business growth. (Source: bizjournals.com)

The City's commitment to improving infrastructure is evident in projects like the proposed light rail system and the expansion of the convention center. These developments are expected to alleviate traffic congestion, improve public transportation, and attract larger events, thereby stimulating economic growth.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of Fort Lauderdale's workforce generally align with the city's key employment sectors. A significant portion of the workforce has at least a high school diploma or GED, with 12,587 individuals aged 45-65 and 8,166 individuals aged 65+ falling into this category. Some college, no degree is common among young professionals (25-34 years old: 6,251 individuals) and older workers (45-65 years old: 9,817 individuals). Higher education levels are strongest in the 25-34 age group, where 7,704 individuals hold a bachelor's degree, suggesting a rising trend in college-educated professionals entering the workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Fort Lauderdale's workforce development landscape is enriched by a variety of initiatives led by Workforce Investment Boards, community colleges, and local organizations. These programs are designed to enhance job readiness, provide vocational training, and support career advancement, aligning with the city's strategic goals outlined in its Comprehensive Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, Fort Lauderdale actively participates in the Comprehensive Economic Development Strategy (CEDS) through its collaboration with the South Florida Regional Planning Council (SFRPC). The SFRPC serves as the Economic Development District for Broward, Miami-Dade, and Monroe counties, which includes Fort Lauderdale.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The 2022-2027 South Florida Comprehensive Economic Development Strategy (CEDS) aligns closely with Broward County's Consolidated Plan, particularly in key areas such as economic resilience, workforce development, infrastructure improvements, and quality of life enhancements.

Key Goals of the 2022–2027 South Florida CEDS:

1. Innovation and Competitiveness:

- Objective: Strengthen the region's economic resilience against natural disasters and fluctuations in national and state economies.

- Strategies: Promote variety across various industries, support small business development, and encourage technological innovation to maintain a competitive edge.

2. Opportunity and Prosperity:

- Objective: Develop a varied economy that offers ample opportunities for all residents.
- Strategies: Invest in workforce development programs to prepare a skilled labor force, enhance public infrastructure, and implement supportive land use regulations to attract and retain businesses.

3. Vitality and Sustainability:

- Objective: Ensure a high quality of life by fostering sustainable communities with access to affordable housing, quality education, healthcare systems, cultural facilities, and tourist attractions.
- Strategies: Promote environmental sustainability, support community health initiatives, and enhance cultural and recreational amenities to improve residents' well-being.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

A concentration refers to a geographically clustered or densely occurring condition where a high percentage of households experience multiple housing burdens in a specific area. In this case, housing problems are not evenly distributed but rather grouped in certain neighborhoods, making them more prominent and impactful in those locations.

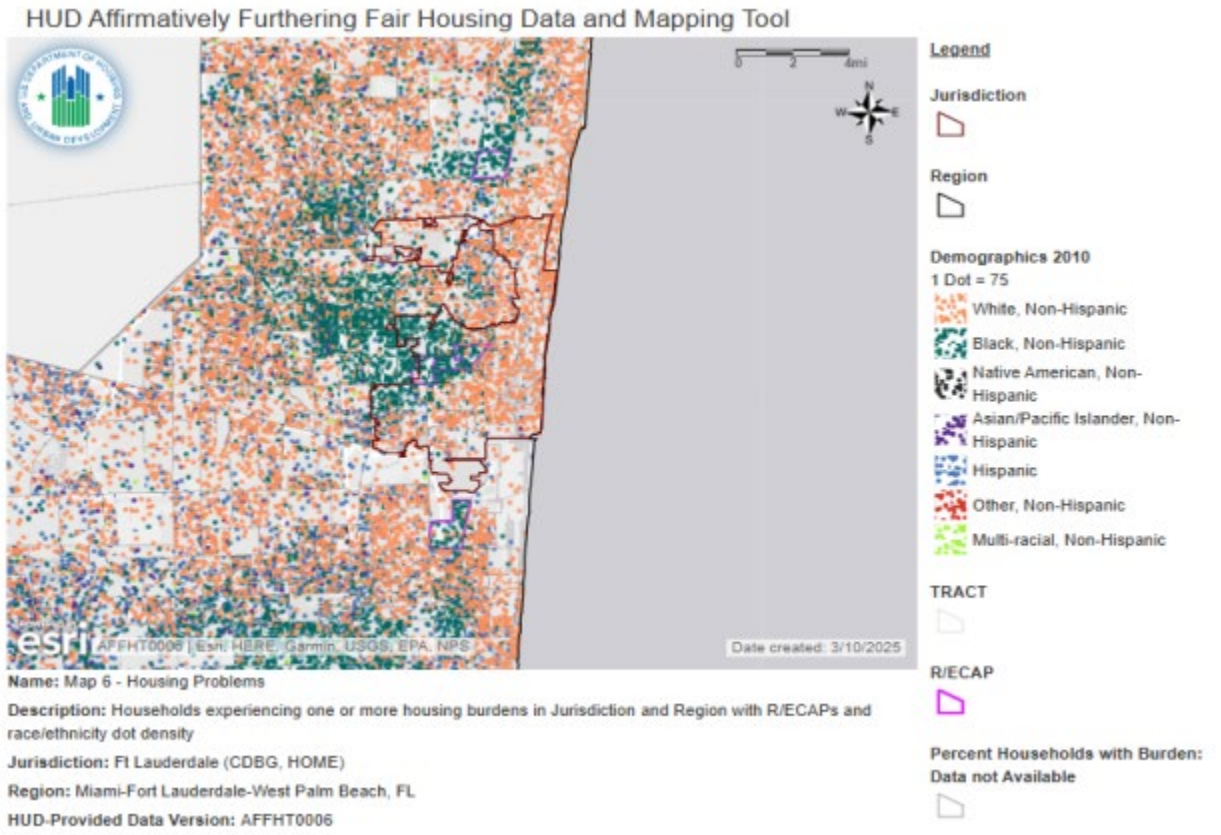
In the context of the map below, concentration of housing problems means:

1. A high percentage of households (above 36-45%) in a specific area face multiple housing burdens, such as:
 - Cost burden (spending more than 30% of income on housing).
 - Overcrowding (more than one person per room).
 - Incomplete kitchen or plumbing facilities.
 - Structural deficiencies in housing.
2. These areas often overlap with racially and ethnically concentrated areas of poverty (R/ECAPs), shown in purple outlines on the map.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines areas of racial or ethnic concentration as geographical locations where a minority population share exceeds the countywide average by at least 10%. Similarly, areas of poverty concentration (also called Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)) are defined as census tracts where 50% or more of the population is non-white, and 40% or more of households live below the federal poverty level, or the poverty rate is three times the county average.

In Fort Lauderdale, certain areas exhibit concentrations of racial or ethnic minorities and low-income families. The city's demographic composition includes approximately 45% White, 28% African American, and 20% Hispanic residents. Geographically, African American communities are predominantly situated in the western parts of the city, while White populations are more concentrated in the southeastern regions.



What are the characteristics of the market in these areas/neighborhoods?

Fort Lauderdale has a median household income of around \$78,420, which is higher than the national average. However, approximately 15.2% of the population lives below the poverty line. Notably, the highest poverty rates are observed among African American residents, followed by White and Hispanic communities.

These statistics indicate that racial and ethnic minorities, particularly African Americans, are more likely to experience poverty in Fort Lauderdale, often residing in specific western neighborhoods.

Are there any community assets in these areas/neighborhoods?

Despite some of the challenges these communities face, there are assets in Fort Lauderdale. For example, the African American Research Library and Cultural Center (AARLCC) provides invaluable educational resources, cultural exhibits, and business development tools for residents, fostering knowledge and community engagement. This facility plays a crucial role in preserving and celebrating African, African American, and Caribbean heritage while offering programs that promote literacy and entrepreneurship.

Additionally, Fort Lauderdale has physical assets that contribute to the well-being of these neighborhoods. The Old Dillard Museum, housed in the first school for Black students in the city, serves as a historical and cultural landmark that educates the community on African American contributions to the region. The Dr. Von D. Mizell-Eula Johnson State Park offers recreational opportunities and stands as a tribute to local civil rights activism. These community assets play a vital role in enhancing the quality of life for residents by providing access to cultural heritage, education, and outdoor activities that promote community engagement.

Are there other strategic opportunities in any of these areas?

Yes, there are strategic opportunities in Fort Lauderdale's low- and moderate-income areas that can be leveraged to promote housing stability, economic development, and infrastructure improvements.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In Fort Lauderdale, access to reliable broadband wiring and internet connectivity is an essential component of modern life, impacting education, employment, healthcare, and social engagement. The need for broadband infrastructure is particularly critical for low- and moderate-income (LMI) households and neighborhoods, where gaps in access and affordability can create significant barriers to opportunity.

1. Digital Accessibility

Many LMI households in Fort Lauderdale lack access to high-speed internet due to outdated infrastructure, affordability challenges, or limited provider options. Without broadband, residents struggle to:

- Participate in remote learning or access educational resources.
- Apply for jobs or work from home.
- Access telehealth services or stay connected with healthcare providers.
- Engage with city services, civic activities, or social supports online.

2. Educational Disparities

During and after the COVID-19 pandemic, the “homework gap” revealed how lack of broadband disproportionately affected students from low-income families. Households without reliable internet faced difficulties with virtual schooling, leading to educational setbacks that persist today. Ensuring broadband access helps level the playing field for all students in Fort Lauderdale.

3. Workforce Development and Economic Mobility

Broadband is critical for job searching, workforce training programs, and participation in the digital economy. Many residents in underserved areas are unable to access remote job opportunities, complete job applications, or develop digital literacy skills due to limited internet access.

4. Housing and Neighborhood Revitalization

Many older multifamily and single-family homes in Fort Lauderdale’s LMI neighborhoods lack modern wiring to support broadband connectivity. Investing in broadband infrastructure during housing rehabilitation efforts can improve marketability, attract new investment, and increase long-term housing stability.

5. Public Health and Safety

The ability to communicate with service providers, receive emergency alerts, and access health information online is vital. Broadband enables access to telehealth services, which are particularly valuable for seniors, people with disabilities, and residents without transportation.

6. Affordable Internet Options

While some affordable internet plans exist, awareness and availability remain limited in many neighborhoods. Coordination between public, private, and nonprofit sectors is needed to promote enrollment in programs like the Affordable Connectivity Program (ACP) and expand broadband service in underserved areas.

Addressing the broadband needs of Fort Lauderdale’s low- and moderate-income households is critical for fostering digital access, improving quality of life, and ensuring all residents can fully participate in an increasingly connected society. Strategic investments in broadband infrastructure, affordability programs, and digital literacy will help close the digital divide and support comprehensive community development.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In Fort Lauderdale, the need for increased competition among broadband Internet service providers (ISPs) is a critical issue that directly affects affordability, service quality, and consumer choice—especially for low- and moderate-income (LMI) households and underserved neighborhoods.

1. Affordability Through Market Competition

In areas where only one or two ISPs operate, prices tend to be higher and service plans more restrictive. Lack of competition allows providers to set rates without pressure to lower prices or improve service. Increasing the number of broadband providers in Fort Lauderdale would create a more competitive market, encouraging:

- Lower monthly rates for consumers.
- More flexible service plans.
- Reduced fees for equipment and installation.

2. Improved Service Quality and Innovation

More competition drives ISPs to improve customer service, invest in faster and more reliable technology, and reduce service disruptions. In Fort Lauderdale, some residents, particularly those in lower-income or older neighborhoods—experience slow speeds, outages, or outdated infrastructure. Competitive pressure would incentivize ISPs to upgrade networks, expand fiber-optic coverage, and offer better customer support.

3. Greater Consumer Choice

Many Fort Lauderdale residents have limited or no choice in internet providers. This lack of options disproportionately impacts renters, LMI households, and residents of older apartment buildings or underserved areas. Expanding provider options would allow residents to select plans that best suit their needs and budgets.

4. Reducing the Digital Divide

Limited competition often correlates with gaps in broadband coverage in LMI neighborhoods. By opening the market to more providers, Fort Lauderdale can help ensure that:

- Underserved areas are not left behind in network expansion.
- ISPs are incentivized to offer even service throughout the jurisdiction.
- Residents in all neighborhoods benefit from modern, high-speed connectivity.

5. Economic Development and Resilience

A competitive broadband market supports business growth, attracts new investment, and enhances the City's economic resilience. Businesses and entrepreneurs rely on fast, reliable, and affordable internet, especially in a city like Fort Lauderdale that is expanding in tourism, remote work, and digital services.

Fort Lauderdale would benefit significantly from increased broadband competition. Encouraging additional ISPs to enter the market can reduce costs, improve service quality, expand access in underserved neighborhoods, and support digital accessibility for all

residents. To achieve this, the City can explore policies that lower barriers to entry, incentivize infrastructure expansion, and partner with public or nonprofit providers to foster a more competitive and fair broadband landscape.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Fort Lauderdale faces growing natural hazard risks associated with climate change, which threaten the city's infrastructure, economy, environment, and public health. As a coastal city with a low elevation and porous limestone foundation, Fort Lauderdale is highly susceptible to sea-level rise. This ongoing rise increases the frequency and severity of tidal flooding and storm surges, particularly in low-lying neighborhoods, where saltwater intrusion also jeopardizes freshwater supplies and underground infrastructure.

Climate change has also intensified rainfall patterns, with more frequent and extreme downpours leading to flash floods. A notable example occurred in April 2023, when the city experienced historic rainfall of nearly 26 inches in just 12 hours, overwhelming drainage systems and causing widespread damage. Additionally, the Atlantic's warming waters are contributing to stronger and more unpredictable hurricanes, which pose serious risks from wind damage, flooding, and prolonged power outages.

Rising temperatures are another pressing concern. Fort Lauderdale is experiencing more frequent and intense heatwaves, which increase energy demand, strain public health resources, and disproportionately impact vulnerable populations such as the elderly, children, and those with preexisting health conditions. The combination of these hazards—flooding, storm intensification, and extreme heat—also exacerbates health risks, including respiratory problems, heat-related illnesses, and the spread of waterborne diseases.

These climate-related threats highlight the urgent need for comprehensive resilience planning, investment in adaptive infrastructure, and climate strategies to protect all Fort Lauderdale residents, particularly those in historically underserved communities.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income (LMI) households in Fort Lauderdale are particularly vulnerable to the escalating natural hazards associated with climate change. These communities often reside in areas prone to flooding and are more susceptible to displacement due to economic constraints and limited access to resources.

Fort Lauderdale's flat topography and extensive waterways make it highly susceptible to sea-level rise and tidal flooding. Many LMI neighborhoods are situated in low-lying areas where even minor increases in sea level can lead to frequent inundation. According to the

City's Sustainability Division, most residents live less than five feet above sea level, increasing their exposure to tidal flooding.

The City's 2024 Vulnerability Assessment highlights that LMI communities often occupy older housing stock that may not be built to withstand severe weather events. These structures are more susceptible to damage from hurricanes and flooding, leading to costly repairs that residents may not be able to afford. Additionally, the lack of comprehensive climate change adaptation plans exacerbates these vulnerabilities.

Climate gentrification further threatens LMI households. As wealthier individuals move to higher, less flood-prone areas, property values and living costs in these neighborhoods increase, potentially displacing existing residents. This phenomenon has been observed in nearby communities like Little Haiti, where development pressures have led to the displacement of low-income residents.

Addressing these challenges requires targeted investment in climate-resilient affordable housing and infrastructure improvements in vulnerable neighborhoods. Initiatives like Fortify Lauderdale aim to enhance resilience in the city's most susceptible communities by implementing stormwater management projects and accelerating infrastructure improvements.

LMI households in Fort Lauderdale face heightened risks from climate-induced hazards due to their geographic location, economic constraints, and the quality of housing. Comprehensive, data-driven strategies are essential to mitigate these risks and protect vulnerable populations.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan for the City of Fort Lauderdale outlines a comprehensive framework for addressing community needs from 2025 to 2029, utilizing data from a Needs Assessment, consultations, and market insights to identify priority areas. It includes detailed sections on geographic priorities, specific needs, market influences, resource expectations, the institutional framework for delivery, public housing considerations, strategies for overcoming barriers to affordable housing, a homelessness strategy, lead-based paint hazards, an anti-poverty strategy, and a monitoring plan, all aimed at enhancing the community's well-being and addressing

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Area Name:	CDBG Eligible Area
Area Type:	Citywide
Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	51%
Revital Type:	N/A
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	Citywide
Include specific housing and commercial characteristics of this target area.	N/A
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
Identify the needs in this target area.	Affordable Housing, Homeless Services, Public Infrastructure Improvements & Economic Development
What are the opportunities for improvement in this target area?	N/A

Table 52 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Fort Lauderdale's geographic strategy effectively prioritizes program and project funding by focusing on areas eligible for CDBG and HOME funds, identifying regions with the greatest needs through data analysis, and considering the dynamics of Low Opportunity Zones and Opportunity Zones, all while integrating valuable citizen input to address community needs comprehensively.

The HOPWA program in Broward County allocates around \$8 million annually to offer housing solutions for individuals living with HIV/AIDS, encompassing Community-Based Housing, Project-Based Rent, Tenant-Based Rental Vouchers, Short-Term Rent, Mortgage and Utilities assistance (STRMU), Move-in Assistance (PHP), and Housing Case Management, thereby addressing various housing needs across the County. HOPWA funding is allocated to the following local organizations, Broward House Inc. and Mount

Olive Development Corporation (MODCO).

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority Need Name		Support Affordable Housing Opportunity Initiatives	
1	Priority Level	High	
	Population	Extremely Low-Income Households	Large Families
		Low-Income Households	Families with Children
		Moderate-Income Households	Elderly
			Public Housing Residents
	Geographic Areas Affected	Citywide	
	Associated Goals	Affordable Housing	
Description	Support the provision of affordable housing initiatives with HOME Program funds and HOPWA funds through rent programs, mortgage assistance, and utility assistance.		
Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information resulted in this activity having the highest priority need. The city recognizes that as housing ages and the cost of housing increases, maintaining existing housing allows affordability to remain paramount.		
Priority Need Name		Support Public Service Initiatives	
2	Priority Level	High	
	Population	Households with Low and Extremely Low-Income	
	Geographic Areas Affected	Citywide	
	Associated Goals	Public Services	
	Description	Support the provision of organizations providing services for LMI persons.	
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.	
	Priority Level	High	
Priority Need Name		Support Homelessness Initiatives	

3

Priority Level	High
Population	Chronic Homelessness Homeless Veterans Households with Extremely Low-Income
Geographic Areas Affected	Citywide
Associated Goals	Public Services
Description	Support the provision of organizations providing services for homeless people.
Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well as a review of demographic information for the City resulted in this activity having a high priority need.

Priority Need Name **Create and expand Economic Opportunities**

4

Priority Level	High
Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households
Geographic Areas Affected	Citywide
Associated Goals	Economic Development
Description	Support incentive programs to attract new businesses and encourage economic development.
Basis for Relative Priority	Priority established from the 2025 City Commission and public needs assessment.

Priority Need Name **Infrastructure Improvements**

5

Priority Level	Medium
Population	Victims of Domestic Violence Elderly Veterans Chronic Homelessness Persons with Physical Disabilities Families with Children Large Families Extremely Low and Low Income Moderate-Income Households Non-housing Community Development Chronic Substance Abuse Victims of Domestic Violence Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Unaccompanied Youth Persons with Mental Disabilities Individuals

	Geographic Areas Affected	Citywide
	Associated Goals	Public Facility/Infrastructure Improvements
	Description	Enhance public facilities to proliferate access to internet in low-income neighborhoods.
	Basis for Relative Priority	Priority established from the 2025 City Commission and public needs assessment.
Priority Need Name		Planning and Administration
6	Priority Level	High
	Population	Extremely Low-Income Households
		Low-Income Households
		Moderate-Income Households
	Geographic Areas Affected	Citywide
	Associated Goals	CDBG, HOPWA, & HOME Administration & Planning
	Description	Program Administration, Fair Housing, Oversight & Compliance
Basis for Relative Priority	Provides administration oversight of Consolidated Plan grant funded projects and ensures timely implementation in a manner that promotes compliance with established rules, policies, and guidelines.	
Priority Need Name		Disaster Preparedness, Response, and Recovery
7	Priority Level	High
	Population	Extremely Low-Income Households
		Low-Income Households
		Moderate-Income Households
	Geographic Areas Affected	Citywide
Associated Goals	Strengthen Local Capacity to Prepare for and Recover from Disasters	
Description	Fort Lauderdale faces increasing risks from natural hazards—including hurricanes, flooding, and storm surge—due to its coastal location and changing climate patterns. These disasters disproportionately impact low- and moderate-income households, seniors, persons with disabilities, and renters who often reside in older or lower-quality housing stock. The City prioritizes actions that	

	<p>build local resilience, ensure equitable disaster response, and support rapid recovery for vulnerable populations.</p>
<p>Basis for Relative Priority</p>	<p>Fort Lauderdale faces high exposure to hurricane and flood hazards due to its coastal location and low-lying geography. Climate change is further intensifying these risks, increasing the frequency and severity of storms and flooding events. These disasters disproportionately affect vulnerable populations—particularly low- and moderate-income households, seniors, and individuals with disabilities—who often lack the financial resources, insurance coverage, or access to information needed to adequately prepare for, respond to, or recover from such events. There is also a critical need for improved coordination among housing providers, emergency management, and public health agencies to ensure that response efforts are comprehensive, equitable, and effectively reach those most at risk.</p>

Table 53 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Fort Lauderdale’s high rental costs and long waitlists for housing assistance increase demand for flexible rental support. TBRA helps low-income renters access units in the private market and supports rapid rehousing efforts.
TBRA for Non-Homeless Special Needs	Rising housing instability among seniors, persons with disabilities, and those with chronic health conditions highlights the need for targeted TBRA to support housing stability and service coordination.
New Unit Production	Limited land availability, rising construction costs, and a severe shortage of deeply affordable units require strategic investments in new development—especially through public-private partnerships and LIHTC.
Rehabilitation	Much of Fort Lauderdale’s affordable housing stock is aging. Rehabilitation is essential to preserve livable conditions, improve energy efficiency, and prevent displacement of low-income households.
Acquisition, including preservation	Rising property values and speculative development threaten existing affordable units. Acquiring and preserving existing properties ensures long-term affordability and prevents displacement in gentrifying areas.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Fort Lauderdale anticipates receiving CDBG, HOME, and HOPWA entitlement funding for Program Year 2025 totaling \$10,123,778. Administered by the Housing and Community Development Division, anticipated resources include annual allocations, program income, and prior-year funds. These will support affordable housing, public services, infrastructure, economic development, and fair housing efforts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Acquisition Admin and Planning Housing Public Improvements Public Services	\$1,518,117	\$0.00	\$0.00	\$1,518,117	\$6,072,468	The CDBG program aims to provide decent housing, a suitable living environment, and economic opportunities for low- and moderate-income residents. All prior-year funds are committed to active projects.
HOME	Public - Federal	Acquisition Admin and Planning Housing, CHDO, Acquisition, Rental Assistance	\$624,207.61	\$0.00	\$0.00	\$624,207.61	\$2,496,830.44	"The HOME Program supports the development of affordable housing for low-income households, enhances nonprofit capacity, and leverages public and private sector investment. All prior-year funds are committed to active projects.
HOPWA	Public - Federal	Acquisition Admin and Planning Housing Rental Assistance	\$7,981,453	\$0.00	\$0.00	\$7,981,453	\$31,925,812	The HOPWA Program is dedicated to the housing needs of people living with HIV/AIDS. HOPWA funds used throughout the City will leverage other federal, local and private funds.

Table 55 - Anticipated Resources

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 will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City may research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. The City will continue to leverage additional financial resources including state and local funds as well as investigate other sources of funding that are consistent with the goals of the 2025-2029 Consolidated Plan. The City will collaborate by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Fort Lauderdale will not use publicly owned land or property located within jurisdiction.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fort Lauderdale	Government	Grantee	City of Fort Lauderdale & Broward County
Broward County's Human Services Department	Continuum of Care	Lead Agency	City of Fort Lauderdale & Broward County
Housing Authority City of Fort Lauderdale	Public Housing	PHA	City of Fort Lauderdale & Broward County

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

While services provided by local organizations are necessary for supporting vulnerable populations and enhancing community well-being, the City's strategic investments include affordable housing preservation efforts, infrastructure improvements, transportation efforts, homelessness initiatives, and public safety measures. The City will ensure HUD funds are utilized most effectively to meet the community's needs. Furthermore, given the limited funding available for affordable housing and economic development initiatives, it's prudent to prioritize resources towards affordable housing initiatives where the greatest need exists. While economic development remains important for long-term growth, addressing immediate housing challenges takes precedence in the current context.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		X

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
Other			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Broward County's Continuum of Care planning groups aims to address homelessness by implementing a broad range of services tailored to different subpopulations within the homeless community. Key to their approach is the Coordinated Entry system, which facilitates access to appropriate services for individuals facing homelessness. This system, supported by data from the Point in Time Count and HMIS, allows providers to make informed, real-time decisions to effectively meet the varied needs of those experiencing homelessness, ensuring that solutions are not one-size-fits-all but rather customized for specific circumstances.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Services targeted to meet the needs of homeless persons and families: All homeless housing interventions, except for Covenant House, Women In Distress and Lippman Center are accessed

through Broward County's Homeless Coordinated Entry and Assessment Screening, Information and Referral (CEASIR).

The limited funding for nonprofit and community organizations significantly hampers their ability to deliver essential services, stunting growth and preventing them from meeting the increasing demand for support. Without adequate financial resources, these agencies struggle to expand their offerings, maintain staff, and innovate in response to community needs, ultimately leading to gaps in service delivery that can adversely affect individuals and families relying on their support. Other gaps in the service delivery system consist of lack of access to affordable housing and ensuring case managers maintain manageable caseloads to ensure clients are provided with necessary one-on-one services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs. The City of Fort Lauderdale, along with its Housing Authority (HACFL) and other departments, has continued its commitment to tackling affordable housing challenges in Broward County by implementing programs such as the State Housing Initiatives Partnership (SHIP) and initiatives from the Community Redevelopment Agency (CRA), including the NPF CRA Scattered Site Infill Housing Program, aimed at increasing accessibility to affordable housing options for residents.

SP-45 Goals Summary – 91.215(a)(4)
Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing Opportunities	2025	2029	Affordable Housing	City-Wide Area	Support Affordable Housing Opportunity Initiatives	HOME: \$202,000 HOPWA: \$7.6 million	_____ units: Development of affordable housing units; _____ persons assisted: Rent/Mortgage Assistance Services
2	Improve Access to Homelessness Prevention and Eradication Services	2025	2029	Homeless	City-Wide Area	Support Homelessness Initiatives	CDBG: \$226,000	_____ persons assisted: Public service activities other than Low/Moderate Income Housing Benefit
3	Improve Access to Economic Development Services	2025	2029	Non-Housing Community Development	City-Wide Area	Create and expand Economic Opportunities	CDBG:	_____ persons assisted: Support incentive programs to attract new businesses and encourage economic development.
4	Improve Access to Public Facility/Infrastructure Improvements	2025	2029	Public Facility/Infrastructure Improvements	City-Wide Area	Infrastructure Improvements	CDBG: \$907,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: _____ Persons Assisted
5	CDBG, HOPWA, & HOME Administration & Planning	2025	2029	Administration	City-Wide Area	Administration & Planning	CDBG HOME HOPWA	Other: 1 Other
6	Improve Access to Public Services	2025	2029	Non-Housing Community Development	City-Wide Area	Support Public Service Initiatives	CDBG:	_____ persons assisted: Support public service activities.

7	Strengthen Local Capacity to Prepare for and Recover from Disasters	2025	2029	Non-Housing Community Development	City-Wide Area	Disaster Preparedness, Response, and Recovery	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: _____ Persons Assisted _____ persons assisted: Support public service activities.
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Table 58 – Goals Summary

Goal Descriptions

Sort Order	Goal Name	Goal Description
1	Increase Affordable Housing Opportunities	Support the provision of affordable housing initiatives with HOME Program funds and HOPWA funds through rent programs, mortgage assistance, and utility assistance.
2	Improve Access to Homelessness Prevention and Eradication Services	Support the provision of organizations providing services for homeless persons.
3	Improve Access to Economic Development Services	Support incentive programs to attract new businesses and encourage economic development.
4	Improve Access to Public Facility/Infrastructure Improvements	Enhance public facilities to proliferate access to the internet in low-income neighborhoods.
5	CDBG, HOPWA, & HOME Administration & Planning	Provide program management and oversight for the CDBG, HOME, & HOPWA Programs

6	Improve Access to Public Services	Support the provision of organizations providing services for low-income persons.
7	Strengthen Local Capacity to Prepare for and Recover from Disasters	Enhance the resilience of low- and moderate-income neighborhoods by funding activities that prevent, prepare for, respond to, and recover from disasters—particularly those that affect affordable housing and vulnerable residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Throughout the 2025-2029 Consolidated Plan period, the City of Fort Lauderdale anticipates that CDBG, HOME, and HOPWA will provide affordable housing and housing subsidy assistance annually as follows:

- HOME: 50 affordable housing opportunities
- HOPWA: 300 persons served annually with housing subsidies

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the City of Fort Lauderdale (HACFL) is not under Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority of the City of Fort Lauderdale (HACFL), in collaboration with various local organizations, is dedicated to enhancing community cohesion and promoting active engagement among residents in public housing. These initiatives are designed to empower individuals, elevate their living standards, and create pathways for both personal and economic advancement. Efforts include encouraging resident involvement in Community Development Block Grant (CDBG) programs to influence funding priorities, forming partnerships with local employers and workforce agencies to support career development, and launching youth engagement initiatives such as mentorship programs, after-school activities, and sports leagues. Additionally, residents are educated about homeownership prospects through the Housing Choice Voucher (HCV) Homeownership Program.

Is the public housing agency designated as troubled under 24 CFR part 902?

No, the Housing Authority of the City of Fort Lauderdale (HACFL) is not designated as troubled under 24 CFR part 902.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Fort Lauderdale remains dedicated to addressing barriers that hinder the production and feasibility of affordable housing. However, the city's housing market presents significant challenges to developing an adequate supply of affordable housing for low to moderate-income individuals and families. Factors such as wage stagnation and escalating construction costs have emerged as major obstacles in this endeavor. The City's Analysis of Impediments (AI) to Fair Housing Choice (2025) thoroughly examined various areas where barriers to affordable housing development may exist. Throughout the development of this Consolidated Plan and during outreach efforts, several key barriers have been identified. These include:

- Ongoing discrimination contributes to a lack of absences of people with disabilities in the housing market, reinforcing cycles of imbalance and exclusion for individuals with disabilities. Such practices violate both federal and state protections, leaving vulnerable populations without adequate recourse and hindering their ability to live independently and integrate fully into their communities.
- Fort Lauderdale faces high housing costs relative to local incomes, particularly in certain neighborhoods, which disproportionately affects low-income families, racial and ethnic minorities, and individuals with disabilities.
- Limited Housing Choice: High dissimilarity scores mean that people of different races and ethnicities are not able to freely choose where they live, which restricts their access to quality housing and increases racial and economic disparities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In response to the identified barriers to affordable housing, the City of Fort Lauderdale is committed to implementing a comprehensive strategy aimed at removing or ameliorating these obstacles. This strategy encompasses a range of initiatives designed to address the root causes of affordable housing challenges and create a more comprehensive housing landscape for all residents.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The strategy employed by Fort Lauderdale to address homelessness is a collaborative effort that focuses on meeting the fundamental needs of individuals experiencing homelessness and other vulnerable groups. The primary objective is to facilitate a swift transition to permanent housing for those affected by homelessness, while simultaneously offering a broad range of intervention strategies tailored to meet varying needs. These strategies encompass rapid rehousing initiatives, permanent supportive housing, immediate access to low-barrier emergency shelters, intensive recovery housing programs centered on service provision, transitional housing options specifically designed for special needs populations—such as those escaping domestic violence, youth and young adults, and individuals dealing with substance use challenges—as well as diversion programs. The City of Fort Lauderdale works in partnership with its service providers to enhance the governance framework surrounding homelessness and to ensure that essential services are effectively delivered to these populations.

Addressing the emergency and transitional housing needs of homeless persons

Fort Lauderdale implements a variety of programs and initiatives designed to meet the emergency and transitional housing requirements of homeless individuals and families. These collaborative efforts engage local government entities, nonprofit organizations, and faith-based groups, all striving to offer secure shelter, essential support services, and avenues leading to permanent housing solutions.

Emergency shelters serve as temporary accommodations and offer urgent support for those facing homelessness. In Fort Lauderdale, notable organizations that provide emergency shelter services include the Broward Partnership for the Homeless, which delivers shelter, meals, case management, and job training; Hope South Florida, which offers emergency housing assistance such as motel vouchers and crisis intervention; The Salvation Army of Broward County, which provides emergency shelter for both families and individuals, along with life skills training; and Women in Distress of Broward County, which focuses on offering emergency shelter specifically for survivors of domestic violence.

Transitional housing acts as an intermediary solution between emergency shelters and permanent residences, providing individuals and families with a stable environment as they strive for self-sufficiency. In Fort Lauderdale, various programs are available to assist in this endeavor. The Housing First Initiative offers a supportive housing model that facilitates access to long-term stable housing, complemented by case management services. The Broward County Rapid

Rehousing Program delivers rental assistance and supportive services aimed at transitioning individuals and families from shelters to permanent housing. Lifenet4Families extends its support to homeless individuals by offering transitional housing, employment assistance, and mental health resources. Additionally, Covenant House Florida focuses on providing transitional housing and essential support services specifically for homeless youth.

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.

Fort Lauderdale employs a range of strategies aimed at aiding chronically homeless individuals, families with children, veterans, and unaccompanied youth in their journey toward permanent housing and self-sufficiency. These initiatives prioritize the reduction of homelessness duration, enhancement of access to affordable housing, and the prevention of recurring homelessness through a robust array of support services. The Homeless Continuum of Care (CoC) in Broward County orchestrates efforts related to emergency, transitional, and permanent housing, thereby ensuring an efficient system to support those in need. The CoC collaborates with local shelters, nonprofit organizations, and government entities to deliver comprehensive assistance and facilitate housing placements.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The primary objective is to connect individuals with available housing options as swiftly as possible while aiding in accessing subsidies and enhancing their income to ensure long-term housing stability. The City of Fort Lauderdale collaborates with hospitals, courts, and various institutions to effectively manage the discharge process for those experiencing homelessness. Furthermore, the city works in close partnership with several organizations that provide essential services, including primary care, behavioral health, and career support.

In the upcoming year, Fort Lauderdale will focus on enhancing the collaboration between mental health, physical health, and criminal justice systems to identify individuals at risk of homelessness and connect them with necessary support to prevent literal homelessness following discharge. Additionally, efforts will be made to partner with the local and state agencies to expand services for single young adults. The City will also aid in identifying available prevention programs and

developing a comprehensive gaps analysis to formulate a robust homeless prevention strategy for the future.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The City adheres to HUD regulations on lead-based paint by ensuring that applicants are informed of necessary requirements, conducting lead screenings, mandating certified professionals for abatement, and performing clearance testing on HUD-funded projects. During the application review, proposed projects undergo an initial assessment for lead hazards, and if selected for funding, sponsors must follow federal guidelines to mitigate any identified lead-based paint risks.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the 2023 ACS Census estimates, the City of Fort Lauderdale has 64.9% of the housing units built prior to 1978 that may have the possibility of containing lead-hazards, some of which are estimated to be occupied by low- and moderate-income families.

How are the actions listed above integrated into housing policies and procedures?

The City of Fort Lauderdale's Housing and Community Development Division enforces a lead-based paint policy that adheres to the Lead Safe Housing Rule outlined in 24 CFR Part 35 subpart J, establishing clear procedures for addressing lead hazards during housing acquisition and rehabilitation funded by HCD. This initiative is designed to promote safe housing practices while ensuring compliance with federal regulations, ultimately safeguarding the health of the community.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Reducing poverty remains a central objective within the City of Fort Lauderdale in addressing homelessness and poverty-related challenges. According to the American Community Survey (ACS) 2023 5-Year Estimates, 15.8% of Fort Lauderdale residents live below the poverty level. Low wages, lack of education and job skills, lack of employment opportunities, and lack of access to services can be contributing factors to poverty. The City aims to continue this downward trend of poverty through strategies that address the underlying causes of poverty, increase affordable housing opportunities, economic development initiatives which provide chances to build wealth.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

The City has integrated strategies for economic development with the affordable housing plan, to effectively address the needs of its most financially vulnerable populations. This alignment of poverty reduction objectives and housing-related initiatives facilitates a cohesive response to affordable housing challenges, ensuring that both economic support and housing stability are prioritized as essential components of community well-being and sustainability.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Housing & Community Development Division functions as the primary grant administrator, overseeing compliance with HUD program regulations and requirements while ensuring that activities align with intended goals and that funds are expended in a timely manner.

The City plans to conduct comprehensive monitoring of funded organizations and/or City departments which includes continuous communication and technical support about grant requirements related to eligibility, environmental standards, and procurement during project implementation. This will involve on-site evaluations through interviews and records review, along with written feedback, as well as remote assessments that will scrutinize invoices and performance reports to confirm adherence to budget and eligibility guidelines.

Expected Resources

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

Introduction

The City of Fort Lauderdale anticipates receiving CDBG, HOME, and HOPWA entitlement funding for Program Year 2025 totaling \$10,123,778. Administered by the Housing and Community Development Division, anticipated resources include annual allocations, program income, and prior-year funds. These will support affordable housing, public services, infrastructure, economic development, and fair housing efforts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Acquisition Admin and Planning Housing Public Improvements Public Services	\$1,518,117	\$0.00	\$0.00	\$1,518,117	\$6,072,468	The CDBG program aims to provide decent housing, a suitable living environment, and economic opportunities for low- and moderate-income residents. All prior-year funds are committed to active projects.
HOME	Public - Federal	Acquisition Admin and Planning Housing, CHDO, Acquisition, Rental Assistance	\$624,207.61	\$0.00	\$0.00	\$624,207.61	\$2,496,830.44	"The HOME Program supports the development of affordable housing for low-income households, enhances nonprofit capacity, and leverages public and private sector investment. All prior-year funds are committed to active projects.
HOPWA	Public - Federal	Acquisition Admin and Planning Housing Rental Assistance	\$7,981,453	\$0.00	\$0.00	\$7,981,453	\$31,925,812	The HOPWA Program is dedicated to the housing needs of people living with HIV/AIDS. HOPWA funds used throughout the City will leverage other federal, local and private funds.

Table 59 - 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 will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City may research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. The City will continue to leverage additional financial resources including state and local funds as well as investigate other sources of funding that are consistent with the goals of the 2025-2029 Consolidated Plan. The City will collaborate by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Fort Lauderdale will not use publicly owned land or property located within jurisdiction.

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	Increase Affordable Housing Opportunities	2025	2029	Affordable Housing	City-Wide Area	Support Affordable Housing Opportunity Initiatives	HOME: \$202,000 HOPWA: \$7.6 million	units: Development of affordable housing units; persons assisted: Rent/Mortgage Assistance Services
2	Improve Access to Homelessness Prevention and Eradication Services	2025	2029	Homeless	City-Wide Area	Support Homelessness Initiatives	CDBG: \$226,000	persons assisted: Public service activities other than Low/Moderate Income Housing Benefit
3	Improve Access to Economic Development Services	2025	2029	Non-Housing Community Development	City-Wide Area	Create and expand Economic Opportunities	CDBG:	persons assisted: Support incentive programs to attract new businesses and encourage economic development.
4	Improve Access to Public Facility/Infrastructure Improvements	2025	2029	Public Facility/Infrastructure Improvements	City-Wide Area	Infrastructure Improvements	CDBG: \$907,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted
5	CDBG, HOPWA, & HOME Administration & Planning	2025	2029	Administration	City-Wide Area	Planning & Administration	CDBG HOME HOPWA	Other: 1 Other
6	Improve Access to Public Services	2025	2029	Non-Housing Community Development	City-Wide Area	Support Public Service Initiatives	CDBG:	persons assisted: Support incentive programs to attract new businesses and encourage economic development.

7	Strengthen Local Capacity to Prepare for and Recover from Disasters	2025	2029	Non-Housing Community Development	City-Wide Area	Disaster Preparedness, Response, and Recovery	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: ___ Persons Assisted
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Table 60 – Goals Summary

Goal Descriptions

Sort Order	Goal Name	Goal Description
1	Increase Affordable Housing Opportunities	Support the provision of affordable housing initiatives with HOME Program funds and HOPWA funds through rent programs, mortgage assistance, and utility assistance.
2	Improve Access to Homelessness Prevention and Eradication Services	Support the provision of organizations providing services for homeless persons.
3	Improve Access to Economic Development Services	Support incentive programs to attract new businesses and encourage economic development.
4	Improve Access to Public Facility/Infrastructure Improvements	Enhance public facilities to proliferate access to internet in low-income neighborhoods.
5	CDBG, HOPWA, & HOME Administration & Planning	Provide program management and oversight for the CDBG, HOME, & HOPWA Programs
6	Improve Access to Public Services	Support the provision of organizations providing services for low-income persons.
7	Strengthen Local Capacity to Prepare for and Recover from Disasters	Enhance the resilience of low- and moderate-income neighborhoods by funding activities that prevent, prepare for, respond to, and recover from disasters—particularly those that affect affordable housing and vulnerable residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the upcoming year are identified in the table below. Additional details are provided in Section AP-38.

Projects

#	Project Name
	CDBG
1	Planning & Administration
2	Public Services
3	Homelessness Initiatives
4	Affordable Housing Initiatives
5	Affordable Housing Initiatives (HOPWA)
6	Public Facility Improvements in Low Mod Areas
7	Public Infrastructure Improvements
8	Economic Development Initiatives

Total Grant Allocation

* *Projected Program Income*

Table 61 – Project Information

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

Priorities were established based on input gathered from roundtable discussions, public hearings, and previous experience. The City does not anticipate any obstacles in addressing the identified underserved needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration & Planning
	Target Area	Citywide
	Goals Supported	CDBG, HOPWA, & HOME Administration & Planning
	Needs Addressed	Planning & Administration
	Funding	HOME - \$62,420.76 CDBG - \$303,623.40 HOPWA - \$239,443.59
	Description	Funding for CDBG, HOME, and HOPWA indirect costs and program management activities to ensure compliance.
	Target Date	09/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1-Other
	Location Description	Citywide
	Planned Activities	The City will use CDBG, HOME, and HOPWA funding for indirect costs and program management activities to ensure compliance.
2	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Support Public Service Initiatives
	Needs Addressed	Improve Access to Public Services
	Funding	\$193,814
	Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit LMI persons.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	681 LMI beneficiaries.
	Location Description	Citywide
	Planned Activities	The City will make funding available for public service activities to benefit LMI persons carried out by nonprofit and/or government agency subrecipients. <ul style="list-style-type: none"> - Broward House - \$30,578.52 - Feeding South Florida - \$33,078.52 - Oasis of Hope Community Development Corporation, Inc - \$34,578.52 - YMCA of South Florida - \$50,000.00 - Food Forest Program - \$10,000.00 - HOPE Fair Housing - \$35,578.52
3	Project Name	Homelessness Initiatives
	Target Area	Citywide
	Goals Supported	Improve Access to Homelessness Prevention and Eradication Services
	Needs Addressed	Support Homelessness Initiatives - Improve Access to Public Services
	Funding	\$33,078.00
	Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit homeless persons.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1000 Homeless and At-Risk of Homelessness Persons
	Location Description	TBA
	Planned Activities	The City will make funding available for homelessness prevention and eradication activities to benefit homeless and at-risk persons carried out by nonprofit and/or government agency subrecipients. <ul style="list-style-type: none"> - Broward Partnership for the Homeless - \$33,078.52

4	Project Name	Affordable Housing Initiatives
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Opportunities
	Needs Addressed	Support Affordable Housing Opportunity Initiatives
	Funding	- CDBG - \$286,767.45 - HOME - \$561,786.85
	Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit homeless persons.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately [redacted] low-moderate income homeowners, homebuyers, or renters.
	Location Description	City-wide
Planned Activities	The City will make funding available for to support the provision of affordable housing initiatives with HOME Program funds and HOPWA funds through rent programs, mortgage assistance, and utility assistance. <ul style="list-style-type: none"> - Housing Opportunities Mortgage Assistance & Effective Neighborhood Solutions, Inc. (H.O.M.E.S. Inc.) - \$136,767.45 - Minor Home Repair and Associated Project Delivery \$150,000.00 - Site Clearance for CDBO/CHDO (CIP Projects) \$0 - CHDO Set Aside - \$93,631.14 - Additional CHDO Funding for Affordable Housing Activities - \$68,155.71 - Tenant Based Rental Assistance, Housing Opportunities Mortgage Assistance & Effective Neighborhood Solutions, Inc. (H.O.M.E.S. Inc.) - \$400,000.00 	
5	Project Name	Affordable Housing Initiatives (HOPWA)
	Target Area	Citywide
	Goals Supported	Support Affordable Housing Opportunity Initiatives
	Needs Addressed	Access to Decent Affordable Housing

Funding	\$7,562,009.41
Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit homeless persons with AIDS.
Target Date	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	Approximately <input type="text" value=""/> homeless persons with AIDS.
Location Description	City-wide

	Planned Activities	<p>The City will use HOPWA funding for eligible affordable housing initiatives for people with AIDS through rent programs, mortgage assistance, and utility assistance.</p> <ul style="list-style-type: none"> - Broward House, Inc. Facility Based Housing (FBH/FAC) \$3,830,112.05 - (Project Based Rental Assistance (PBR) \$ 1,145,000.00 \$ 1,190,038.05 Tenant Based Rental Voucher (TBRV) \$ 1,495,074.00) - Broward Regional Health Planning Council (BRHPC) \$2,682,303.47 – (Permanent Housing Placement (PHP) \$2,682,303.47 Short Term Rent, Mortgage, and Utilities (STRMU) \$269,352.00 \$530,648.00 Tenant Based Rental Voucher (TBRV) Temporary Emergency Housing Voucher (TEHV) \$1,822,303.47 \$60,000.00) - Mount Olive Development Corporation (MODCO)\$269,593 - Project Based Rental Assistance (PBR), Additional \$82,812.11 funded from FY23/24 \$269,593.89 - Care Resource Community Health Centers, Inc. - \$266,500 - (Care Resource) Non-Housing Supportive Services - Housing Case Management (HCM), Additional \$75,260.61 funded from FY23/24 \$266,500.00 - Legal Aid Service of Broward County – \$190,000 - (Non-Housing Supportive Services - Legal Services - Sunshine Social Services (SunServe) - \$323,500.00 - Non-Housing Supportive Services -Housing Case Management (HCM) Additional \$75,260.61 funded from FY23/24 \$323,500.00 - Homeless Management Information System - \$60,000.00 - Housing Quality Standards Inspector - \$120,000.00 - Resource Identification \$0.00
6	Project Name	Public Facility Improvements in Low Mod Areas
	Target Area	Citywide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	\$0
	Description	Funds to provide improvements to public facilities in income-eligible areas.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Citywide
	Planned Activities	The City will use CDBG funding for eligible public infrastructure projects, including but not limited to parks, community facilities, health facilities, recreation facilities, and bus shelter projects.
7	Project Name	Public Infrastructure Improvements
	Target Area	Citywide
	Goals Supported	Public Facility/Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	\$700,000.00
	Description	Funds to provide improvements to infrastructure in income-eligible areas.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	Citywide
Planned Activities	The City will use CDBG funding for eligible public infrastructure projects, including but not limited to sidewalk and street paving. - Asphalt / ADA Sidewalk Improvements - \$ 700,000.00	
8	Project Name	Economic Development Initiatives
	Target Area	Citywide
	Goals Supported	Improve Access to Economic Development Services
	Needs Addressed	Create and expand Economic Opportunities
	Funding	\$
	Description	Funds to provide economic development activities for low-income families.
	Target Date	9/30/2026

Estimate the number and type of families that will benefit from the proposed activities	100
Location Description	Citywide
Planned Activities	The City will use CDBG funding for eligible economic development projects.

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

Federal CDBG funds are intended to provide households with low and moderate income (LMI) levels with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Geographic Distribution

Target Area	Percentage of Funds
Citywide	80%

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Activities requiring low mod area benefit are allocated accordingly.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	

Table 65 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Fort Lauderdale (HACFL) has played a pivotal role in delivering affordable housing solutions to numerous low-income individuals and families in Broward County since its establishment in 1938. HACFL adopts a comprehensive strategy aimed at fostering sustainable communities, implementing various initiatives that enhance self-sufficiency and economic prospects for residents, such as the Housing Choice Voucher Homeownership Program. The authority oversees multiple public housing developments, providing affordable rental options for qualifying low-income families, seniors, and individuals with disabilities. This initiative offers rental support to enable low-income families to secure safe and adequate housing within the private sector, while also facilitating pathways to homeownership for eligible participants through counseling, financial aid, and collaborations with local organizations.

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

The HACFL is set to prioritize several important initiatives in the upcoming year aimed at enhancing the conditions and services of public housing. These initiatives will encompass modernization projects, programs to support residents, and strategies to expand the availability of affordable housing. Key actions will include conducting essential structural repairs, as well as upgrading plumbing and electrical systems in older public housing units. Additionally, efforts will be made to boost energy efficiency through improved insulation, the installation of LED lighting, and the modernization of HVAC systems. Safety and security measures will also be enhanced, featuring improved lighting, surveillance systems, and controlled access points. The overarching goal of these initiatives is to elevate the quality, accessibility, and overall livability of public housing in Fort Lauderdale. By concentrating on modernization, economic development, and the well-being of residents, the city aims to foster a more robust and sustainable public housing framework.

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

To enhance resident participation in the management of public housing and to create pathways to homeownership, the HACFL organizes monthly or quarterly meetings that allow residents to voice their concerns and propose enhancements. The authority also offers leadership training initiatives designed to equip residents with the necessary skills for meaningful engagement in housing management discussions. Workshops focused on public speaking, conflict resolution, and budgeting are provided to prepare residents for

active participation. Additionally, first-time homebuyer workshops are available, addressing topics such as mortgage financing, credit repair, and budgeting. HACFL further supports residents by offering job training and workforce development programs aimed at increasing their earning potential. By connecting residents with opportunities for small business grants, scholarships, and vocational training, the authority seeks to bolster their financial stability. Fostering resident involvement in management and facilitating access to homeownership can significantly empower public housing residents to take charge of their futures.

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

According to HUD's Public Housing Agency Score (PHAS), the Housing Authority of Fort Lauderdale is designated a high performer and is not considered by HUD to be troubled or poorly performing.

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

Introduction

The AP-65 Homeless and Other Special Needs Activities section of Fort Lauderdale's Annual Action Plan outlines strategies to address homelessness and support individuals with special needs through coordinated efforts with the Broward County Homeless CoC. The city prioritizes outreach and assessment programs to engage unsheltered individuals, evaluate their needs, and connect them to essential services. Expanding emergency shelters and transitional housing remains a key focus, ensuring individuals and families experiencing homelessness have access to safe and immediate accommodations. Additionally, Fort Lauderdale aims to increase permanent supportive housing to provide long-term stability for chronically homeless individuals and families, integrating wraparound services such as mental health care, substance abuse treatment, and legal assistance to promote self-sufficiency.

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.

Fort Lauderdale actively participates in and supports local efforts led by the Broward County Homeless CoC and other community organizations to strengthen services for individuals experiencing homelessness or at risk of becoming homeless. By partnering with local agencies, the City aims to create a more comprehensive and coordinated social service system to address unmet needs and ensure vulnerable populations have access to housing and support services.

Throughout the Action Plan period, Fort Lauderdale will continue to collaborate with local nonprofit organizations to expand and enhance services for individuals and families facing housing instability. The Broward County Homeless CoC plays a critical role in assessing current needs, identifying service gaps, and allocating resources to ensure effective service delivery.

One of the most important tools for evaluating homelessness in Fort Lauderdale is the annual Homeless Point-in-Time (PIT) Count, coordinated by the Broward County CoC. This count provides Fort Lauderdale essential data on the characteristics, trends, and needs of the homeless population.

The following programs will be carried out by Fort Lauderdale and local agencies:

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- months 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.

- FAC program service is provided by Broward House Inc., Contact# 954-522-9681

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.

PBR program service is provided by:

- Broward House Inc., Contact# 954-522-9681
- Mount Olive Development Corporation., Contact# 954-764-6488

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. TBRV Program services is operated by waitlist.

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.

For PHP program services contact Housing Case Management agencies.

- Care Resource Community Health Centers Inc., D/B/A Care Resource. Contact# 954-567-7141
- Sunshine Social Services., D/B/A Sunserve. Contact# 954-764-5150

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 lifetime. 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.

For STRMU program services contact Housing Case Management agencies.

- Care Resource Community Health Centers Inc., D/B/A Care Resource. Contact# 954-567-7141
- Sunshine Social Services., D/B/A Sunserve. Contact# 954-764-5150

Temporary Emergency Housing Vouchers (TEHV): For TEHV program services contact Housing Case Management agencies.

- Care Resource Community Health Centers Inc., D/B/A Care Resource. Contact# 954-567-7141
- Sunshine Social Services., D/B/A Sunserve. Contact# 954-764-5150

Addressing the emergency shelter and transitional housing needs of homeless persons.

The City of Fort Lauderdale, in partnership with the Broward County CoC and local service providers, is committed to expanding and improving emergency shelter and transitional housing options for individuals and families experiencing homelessness. Emergency shelters provide immediate, short-term housing, while transitional housing programs and offer longer-term stability for those who need additional support. The city continues to coordinate with nonprofit organizations, faith-based groups, and government agencies to ensure adequate shelter capacity, access to essential services, and streamlined entry into stable housing solutions.

AP-70 HOPWA Goals - 91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	
Tenant-based rental assistance	
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	
Total	

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

Introduction:

In the upcoming year, the City plans to implement targeted actions to mitigate public policy barriers to affordable housing as outlined in SP-55 of the Strategic Plan for the 2025-2029 Consolidated Plan. These actions will focus on reducing development costs and enhancing incentives for affordable housing projects, increasing fair housing education initiatives, and preserve existing affordable housing stock. By tackling these issues, the City aims to promote access to housing and foster comprehensive growth in residential development.

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.

Fort Lauderdale faces high housing costs relative to local incomes, particularly in certain neighborhoods, which disproportionately affects low-income families, racial and ethnic minorities, and individuals with disabilities. This affordability crisis contributes to imbalanced access to housing, with certain groups facing greater difficulty securing safe, affordable homes. The City's 2025 Analysis to Impediments to Fair Housing Choice includes the following recommendations to ameliorate barriers:

- **Increase Education and Training for Housing Providers:** Implement regular training programs for landlords, property managers, and real estate agents to raise awareness about fair housing laws, reasonable accommodations, and the rights of individuals with disabilities and other protected classes. This can help reduce unintentional discrimination and promote better understanding of legal obligations.
- **Strengthen Enforcement of Fair Housing Laws:** Increase local government resources dedicated to investigating and addressing fair housing violations. Strengthening the enforcement of existing laws will hold violators accountable and deter discriminatory practices.
- **Expand Accessible Housing Options:** Encourage the development and modification of more accessible housing units, especially for individuals with disabilities. This can include incentivizing builders to incorporate universal design principles in new developments or offering financial support for retrofitting existing buildings to be more accessible.

- Build More Affordable Housing Units: Invest in the development of more low-income housing to meet the growing demand. This can be done through government subsidies, incentives for private developers, and expanding public housing.
- Incentivize Developers: Offer tax credits or zoning changes to developers who build affordable housing or include affordable units in new developments. The Low-Income Housing Tax Credit (LIHTC) program is one example that can be expanded and better utilized.
- Promote Affordable Housing in Neighborhoods: Develop more affordable housing in predominantly white neighborhoods to increase integration. Ensure that affordable housing policies prioritize access for all.
- Incentivize Integration: Encourage policies that promote mixed-income communities through tax credits, affordable housing development, and public-private partnerships to reduce segregation.

AP-85 Other Actions – 91.220(k)

Introduction:

This section describes the City's planned actions to carry out the following strategies outlined in the Strategic Plan: 1) address obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) reduce lead-based paint hazards, 4) reduce the number of poverty level families, 5) develop institutional structure, and 6) enhance coordination.

Actions planned to address obstacles to meeting underserved needs

Overcoming the primary challenge of meeting underserved needs relies on securing adequate resources, encompassing both financial support and sufficient staffing. The City remains steadfast in its commitment to collaborate closely with human and social service agencies, as well as the Continuum of Care, to identify and guide potential resources for addressing service needs of city residents. Lack of financial resources hinders the implementation of essential programs and services that are critical for supporting vulnerable populations and addressing systemic biases, ultimately delaying progress and exacerbating hardships in these communities.

Actions planned to foster and maintain affordable housing

During the upcoming Consolidated Plan period the City will continue to allocate resources to support housing opportunity initiatives which is directly managed by the Housing and Community Development Division.

Actions planned to reduce lead-based paint hazards

The City adheres to HUD regulations on lead-based paint, ensuring that applicants are informed about lead requirements, conducting lead screenings, mandating certified workers for abatement, and performing clearance testing on HUD-funded housing projects. During project application reviews, lead-based paint hazards are assessed, and if identified in selected projects, sponsors must follow federal regulations to mitigate these hazards effectively.

Actions planned to reduce the number of poverty-level families

The City is committed to combating poverty by directing federal resources toward local organizations focused on homelessness assistance and prevention, aiming to effectively meet the needs of families living at or below the poverty line. This strategic support will enhance existing programs, foster collaborative efforts, and ultimately help lift families out

of poverty while promoting long-term stability and self-sufficiency.

Actions planned to develop institutional structure

To effectively address the challenges faced by underserved populations, the City is committed to fostering collaborative partnerships that leverage resources and expertise, despite financial constraints. By engaging with local organizations and stakeholders, the City aims to enhance support for low-income individuals, the homeless, and those with special needs, working towards innovative solutions that maximize impact even in the face of reduced funding.

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

The City is committed to ongoing coordination and collaboration with social service providers and the Housing Authority of Fort Lauderdale to enhance housing options, promote economic development, and support community development initiatives, ensuring comprehensive services that address the needs of residents.

Program Specific Requirements

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

Introduction:

This section addresses the program-specific requirements for the City of Fort Lauderdale’s 2025 Annual Action Plan.

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	\$100,000
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$100,000

Other CDBG Requirements

1	The amount of urgent need activities	0
2	The estimated percentage of CDBG funds that will be used for activities 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.	80%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

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

The City remains committed to utilizing CDBG, HOME, and SHIP Program funds to assist qualifying projects and households, alongside ongoing investments from Housing Trust Funds to foster the development of affordable housing, ensuring community needs are met effectively.

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 of Fort Lauderdale will follow and implement the HOME recapture provisions established at §92.254. If the property sells before the end of the affordability period the City will recapture the full amount of HOME funds invested in the home. The City will also ensure the recapture provisions are included into any homebuyer contractual agreement and recorded as a deed of record.

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:

For homebuyer and rental projects, the length of the affordability period depends on the amount of the HOME investment in the property and the nature of the activity funded. Listed below are the HOME Program affordability periods. For rehabilitation, the length of affordability is determined by HOME Investment per Unit.

Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years
New construction	20 years

For rental housing development new construction projects will have deed restriction recorded to ensure the rental unit housing project is in compliance for twenty years.

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:

The City will not use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

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

Not applicable

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

Not Applicable

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

Not Applicable

Appendix - Alternate/Local Data Sources

Data Source Name

Homeless Point In Time Count

List the name of the organization or individual who originated the data set.

Broward County, City of Fort Lauderdale and homeless assistance providers

Provide a brief summary of the data set.

1 The City of Fort Lauderdale is active within Broward County's Continuum of Care and 10-year plan to End Homelessness. The City of Fort Lauderdale is the largest metropolitan city in Broward County. When attempting to understand the homeless population, it is important to note that the following statistics and figures are based on countywide numbers and not just the City of Fort Lauderdale. The majority of the homeless services available in Broward County are within the City of Fort Lauderdale boundaries.

What was the purpose for developing this data set?

To determine the homeless population in the County and City.

How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?

The data is comprehensive and was gathered through a countywide effort.

What time period (provide the year, and optionally month, or month and day) is covered by this data set?

January 23, 2025

What is the status of the data set (complete, in progress, or planned)?

Complete

Data Source Name

2020, 2016-2020, 2018-2023 ACS 5-Yr Estimates

List the name of the organization or individual who originated the data set.

US Census Bureau

Provide a brief summary of the data set.

The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan

investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.

What was the purpose for developing this data set?

Obtain demographic, population, and housing data for the jurisdiction.

Provide the year (and optionally month, or month and day) for when the data was collected.

March 2025

Briefly describe the methodology for data collection.

N/A

Describe the total population of which the sample was taken.

N/A

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

N/A