



## **The CITY OF FORT LAUDERDALE** **2010 – 2015 Consolidated Plan**

The 2010-2015 Consolidated Plan includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

### GENERAL

#### **Executive Summary**

The City of Fort Lauderdale Consolidated Plan for 2010-2015 is a comprehensive strategy to address housing, economic and community development needs.

Federal funding to support these activities will be provided by annual entitlement grants from the HOME Investment Partnership program (HOME); the Emergency Shelter Grant program (ESG); the Housing Opportunities for Persons With AIDS program (HOPWA); and the Community Development Block Grant Program (CDBG).

The Objectives of the Plan and the allocation priorities are:

- Development of activities that will assist the City in the creation of jobs and new businesses
- Provision of job training for residents
- Increased access to social services
- Creation of affordable homeownership/rental housing opportunities
- Provide safe, sanitary and decent housing
- Provide housing and supportive services for persons with HIV/AIDS
- Provide housing and supportive services for the homeless
- Support of new community revitalization activities

It is expected that the outcomes of these objectives for the City of Fort Lauderdale will be:

- Partnership with the Economic Development Department and Community Redevelopment Agency (CRA) utilizing CDBG funds to promote economic development incentives and projects which will attract/create new businesses and jobs to the City. The Enterprise Zone Loan and Façade Loan programs have been the strategies utilized in the past to support this objective. Approximately 12 of these loans have been made. Prior year CDBG-R funds and future CDBG funds will be utilized to fund this objective.
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- Support for the local housing authority through their apprenticeship/job training program, which assists housing authority residents to learn skills in the construction trade and allows the opportunity for these residents to move to self-sufficiency. CDBG funds have been utilized in the past to achieve this objective and the outcome has been the result of more than 180 housing authority residents participating in the program, Fifteen (15) residents not only secured permanent full time employment, but also completing their high school diploma and twenty-eight (28) residents currently enrolled to complete the program and receive their GED's.
- Support for nonprofit agencies that apply for public services funds that assist them in providing greater access to community services for residents of the City. CDBG funds have been utilized in the past to provide services such as childcare subsidies, after school programs, FCAT tutorials, recreation programs, job training programs, homeless prevention and assistance to support agencies such as Women In Distress and First Call for Help. More than 50,000 children and families have been assisted.
- Support for ongoing housing programs that address the needs of residents whether existing homeowners or prospective first time homebuyers. CDBG and HOME funds were utilized to purchase vacant lots within the City and new infill housing units may be created. The City also partners with local nonprofits and with for profit agencies to provide support for homeownership opportunities. More than 1,000 housing units have been completed over the past ten years within the City. Current homeowners are provided assistance to upgrade their substandard housing units through the use of CDBG, HOME and SHIP funds. In excess of 2,500 homeowners have received assistance.
- Support of the CRA's effort for new revitalization activities within the City's designated CRA area and in particular along the Sistrunk Corridor. This area mimics the City's NRSA. Past performance measures include the construction of and/or rehabilitation of six businesses relocating in the CRA; Façade loans to 20 businesses and infrastructure support to more than 30 affordable residential units.
- Expand Housing Opportunities for Individuals living with HIV/AIDS: Through HOPWA, the City of Fort Lauderdale will work to ensure affordable housing opportunities for Broward County residents who are low income and have been diagnosed with HIV/AIDS. The overall objectives of this effort are to increase housing stability of persons living with HIV/AIDS and their families and reduce homelessness among such persons, thereby facilitating increased access to care through the Ryan White Care Act Program administered by Broward County.

- **Continue Coordination and Support of the Broward County Continuum of Care Homeless Program:** The City of Fort Lauderdale continues its efforts in the prevention of homelessness by supporting the Broward County Homeless Program and its outreach programs. The City provides assistance to homeless individuals and homeless families. The assistance is limited to outreach services, mainly in the form of referrals to a myriad of social services, including behavioral, mental, health, and supportive housing. The City works with and in certain instances collaborates with Broward County in a coordinated effort; to exhaust all available resources disposable for concentrations of homeless individuals within our City.

## **General Questions**

The City of Fort Lauderdale Incorporated on March 27, 1911, the City of Fort Lauderdale is situated on the southeast coast of Florida, centrally located between Miami and Palm Beach. Encompassing more than 33 square miles with a population of nearly 180,000, Fort Lauderdale is the largest of Broward County's 31 municipalities and the seventh largest city in Florida. Embraced by the Atlantic Ocean, New River and a myriad of scenic inland waterways, Fort Lauderdale truly lives up to its designation as the "Venice of America."

In a 2008 Census update. The City of Fort Lauderdale recorded a population of 164,833 (over 2,000 less than in the year 2000). Fort Lauderdale has the feel of a city much larger in size, serving as the business, cultural, governmental and financial center of a populous county. While the major industry in the City traditionally has been tourism, significant effort has been put into diversifying the economic base. The film industry has become an important part of the City's economy, and the area surrounding Executive Airport contains the largest concentration of clean, high-technology industrial operations in South Florida. The City established a Foreign-Trade Zone at Executive Airport with six other qualified satellites in Broward County, under the approval of the U.S. Department of Commerce. The new zone will offer businesses significant cost savings and economic incentives and promote job retention and growth for the Greater Fort Lauderdale area.

The City is rapidly becoming an international trade and distribution center due to the unique cluster of transportation facilities on its southern border, as well. An industrial complex south of State Road 84 is emerging to serve that transportation corridor. The infrastructure and transportation network needed to adequately serve the business sector is in place and thriving. Downtown Fort Lauderdale is home to the regional, international and corporate headquarters of some of the world's most prestigious companies. Among those are AutoNation, Huizenga Holdings, Citrix Systems Inc., Spherion Corp., AmeriJet International Inc., and Templeton Worldwide. Also located in downtown Fort Lauderdale are campuses of Broward Community College, Florida Atlantic University, and Florida International University, as well as the new headquarters for the County's newspaper, the Sun Sentinel, the Broward Center for the Performing Arts, the Museum of Science and Discovery, the Opera guild, the Museum of Art, and Parker Playhouse. As

new businesses move into the city, the need for housing for workers of all income levels becomes essential.

### **Housing Characteristics**

The City of Fort Lauderdale is a developed urban area, with very little vacant, buildable land available for residential development. According to census data during the decade between 1990-2000, the City of Fort Lauderdale's housing stock grew at an average rate of 3% per year. The increase in population was expected to be achieved by the institution of new policies, which would permit higher density multi-family and mixed-use developments in and around the Central Business District. However, the anticipated increase did not materialize at that time. The decline in population continued, according to the 1990 census population count, and remained constant with 1999 estimates at 148,971, based on official adjustments made by the Bureau of the Census through September 30, 1999. In fact, Fort Lauderdale ranked last in absolute population growth among local governments in the tri-county region, according to the South Florida Regional Planning Council. Over the last decade, the City's population did grow, topping 183,000 in 2007.

Recent economic developments have diminished the population growth; the population of the City of Fort Lauderdale is now at 164,833. The City's CRA alone has developed over 280 new housing units in the immediate downtown Central Business District. Broward County approved an amendment to the City's RAC for the addition of 3,000 new units to be built in the downtown Central Business District. Additionally, twenty new developments have been completed or are under construction in this Central Business District with median sales prices ranging from the low \$185,000 to over \$4 million dollars. The makeup of these units range from lofts to 35 story high-density residential units.

The City of Fort Lauderdale has a downtown employment center, and according to the Downtown Development Authority (DDA), the major employment sectors are: Office, retail/hospitality and hospital employment. There are an estimated 35,017 individuals working in these sectors, divided as follows: Office Employment = 30,631, retail/hospitality = 1,950, hospital employment = 2,436.

The 2006-2008 Census Bureau's American Fact Finder tells us the occupational statistics for Fort Lauderdale are as follows:

Occupation	Estimate	Margin of Error	Percent	Margin of Error
<b>Civilian employed population 16 years and over</b>	<b>83,419</b>	<b>+/-2,831</b>	<b>83,419</b>	<b>(X)</b>
Management, professional, and related occupations	28,919	+/-1,633	34.7%	+/-1.7
Service occupations	16,496	+/-1,787	19.8%	+/-1.9
Sales and office occupations	23,153	+/-1,431	27.8%	+/-1.6
Farming, fishing, and forestry occupations	101	+/-92	0.1%	+/-0.1
Construction, extraction, maintenance and repair occupations	7,403	+/-1,065	8.9%	+/-1.2
Production, transportation, and material moving occupations	7,347	+/-1,081	8.8%	+/-1.3

The mean time based to work is 24.7 minutes.

### **Fast Facts About Fort Lauderdale:**

Population: 164,833

Population Under Age of 18: 132,975 (80.7%)

Population Under Age of 21: 128,091 (77.7%)

Population Under Age of 62: 29,186 (17.7%)

Population Under Age of 65: 23,479 (14.2%)

Median age: 42.6

### **Areas of Minority Concentration**

The City's population, according to the 2008 U.S. Census Update, is 164,833. The population is 53.37% white, non-Hispanic, making the minority percentage of the population 46.63%. The largest minority group in the City is Black, non-Hispanic, with 50,762 or 30.81% of the total population. The second largest minority group is Hispanic, with 20,895 or 12.7% of the total. The remainder of minorities represented in the City is: Native American - 481; and Asian and Pacific Islander – 2,712.

The following information is from the 2000 Census and has not been updated, but reflects the City's characteristics even today. A total of 73,614 persons (49%) live in census tracts, which are at least 90% white or 90% minority. Fifty-two percent of all white, non-Hispanic persons live in tracts, which are at least 90%, white.

Seventy-seven percent of all white, non-Hispanic persons live in census tracts, which are at least 80%, white. An area of minority concentrations defined as any census tract in which the percentage of minority population exceeds the percentage of minority population for the total City by 10%. Conversely, areas of underrepresented minority population are defined as any census tract in which the percentage of white, non-Hispanic persons exceeds the percentage of white, non-Hispanic persons for the total City by 10%. It is necessary to define both concentrations of minorities and of non-minorities since racial diversity is dependent upon representation throughout the City. Using this definition, 24 of the City's 41 census tracts qualify as areas of under represented minority population. This represents 79% of the City's white, non-Hispanic population. Of the

remaining tracts, approximately 14 are areas of minority concentration. Only 2,050 minorities (4%) live outside of areas of minority concentration or under representation.

**Areas of Low-Income Concentration**

Areas of low-income concentration are defined as any census tract or block group within a census tract, which has 51% or more of its households at or below 80% of the area median income. This definition is being used to be consistent with CDBG-eligible areas. The majority of these census blocks are located in the northwest area of the City, Commission District #3. The second largest concentration is in the north central area; Commission District #2, with a small number of communities in the southwest, Commission District #4.

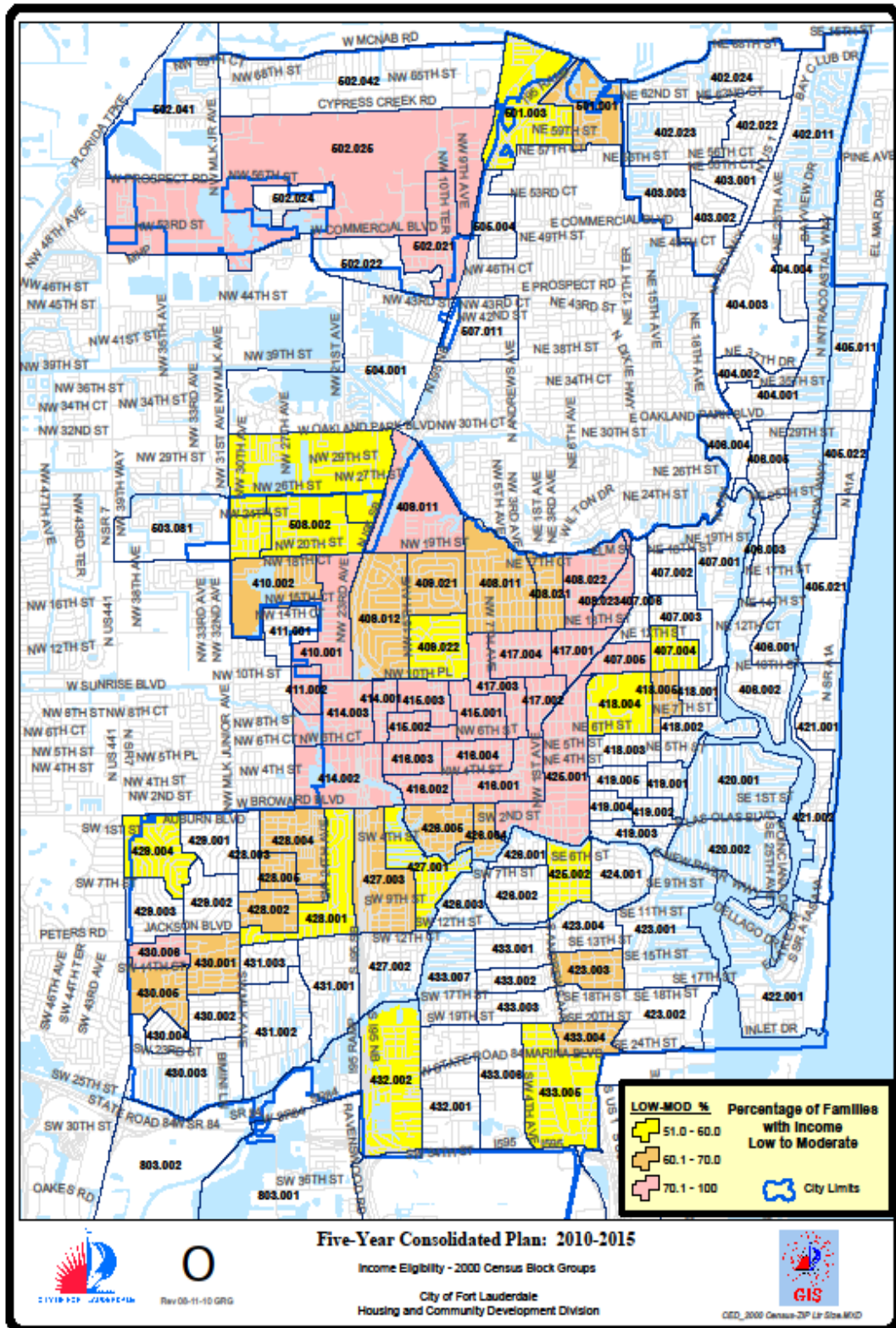
**CDBG-ELIGIBLE CENSUS BLOCK GROUPS (Census 2000)**

**City of Fort Lauderdale, Florida**

**Census Tract- Block Group(s)**

40700- 4,5  
40801- 1  
40802- 1,2,3  
40901- 1,2  
40902- 1,2  
41000- 1,2  
41100- 2  
41400- 1,2,3  
41500- 1,2,3  
41600- 1,2,3,4  
41700- 1,2,2,4  
41800- 4,5  
42300- 2,3  
42500- 1,2  
42600- 4,5  
42700- 1,3  
42800- 1,2,4,5  
42900- 4  
43000- 1,5,6  
43200- 2  
43300- 4,5  
50100- 1,3  
50202- 1,5  
50800- 1,2,3

# CENSUS TRACT MAP



**Housing Opportunities for Persons with AIDS (HOPWA):** The City of Fort Lauderdale serves as the administrator of the formula grant-funded Housing Opportunities for Persons with AIDS (HOPWA) program for the entire geographical area of Broward County. The goal and intent of the local HOPWA Program is to ensure that a continuum of housing options and related housing services are available to extremely low-, very low-, and low to moderate-income persons with HIV or Acquired Immunodeficiency syndrome (AIDS) or related diseases and their families to prevent homelessness of such individuals and their families. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs.

The prevalence of the HIV/AIDS epidemic in Broward County is estimated that approximately 15,464 persons are living with HIV/AIDS through 2008. The rate of persons living with HIV/AIDS is highest in the 33304, 33308, 33309, 33311, 33312, and 33334 zip codes which are all centrally located within the City of Fort Lauderdale boundaries. Approximately 62% of HOPWA funds are allocated annually to HIV/AIDS providers centrally located within the County.

There could be several factors during the next five (5) years that could present obstacles to meeting underserved needs in the City of Fort Lauderdale. Among these factors are:

- Anticipated increase in the homeless population.
- Current real estate and foreclosure crisis in South Florida.
- Increased insurance and property tax costs prohibit prospective first time homebuyers from qualifying for mortgages without deep financial subsidies.
- Reduction (and/or elimination) in State SHIP funds will diminish the City's capacity to provide much needed assistance to low-income households and for the homeless population.
- Rising unemployment rates.
- NIMBY/Political Processes.
- Lack of Homeless Information Management System (HMIS) in HOPWA creating barriers in accessing local resources and benefits for our underserved populations.
- Insufficient coordination of resources within the Continuum of Care initiative in Broward County and the community.

The City will take the following actions:

- Provide down payment incentives for income eligible very low and low-income persons to assist them in qualifying for mortgage assistance.
- Establish a first (1<sup>st</sup>) mortgage program for eligible very low-income applicants.
- Provide grants/loans and technical assistance to small businesses and micro-enterprises to improve or expand available jobs, with emphasis on the low and very low income residents
- Partner with nonprofits, developers and/or CHDO's in an effort to develop more affordable housing units.
- Continue to provide funding in an effort to assist with the current foreclosure crisis.

- Fund a Homeless Information Management System (HMIS) in HOPWA linking housing services with health care providers.
- Supplementing HOPWA funds with additional local/state/federal funds within the community
- Continue to strengthen partnerships with providers and stakeholders of the Continuum of Care Services and the Ryan White programs.

### **Managing the Process (91.200 (b))**

#### **LEAD AGENCY**

The Housing and Community Development Division of the Planning and Zoning Department of the City of Fort Lauderdale is the lead agency responsible for overseeing the development of the plan and is the agency responsible for administering programs covered by the CP.

#### **Public Meetings and Public Hearings**

At least two public meetings/hearings are held: the public meeting/hearing is held to review and receive comments on community development and housing needs, the amount of assistance the City expects to receive and the range of activities that may be undertaken; the public hearing is held to review and receive comments on the draft performance report and to present any HUD comments on the City's programs to our City Commission. Additional public meetings and/or hearings may be held if necessary to receive comments on proposed substantial changes to previously approved projects or for other citizen participation purposes. Public hearings are held in the City Commission meeting or conference room in the evenings to encourage participation. City Hall is centrally located, is particularly convenient for residents of neighborhood areas most likely to benefit from programs and services funded by federal and state dollars, and is accessible to the handicapped. From time to time public meetings/hearings may be convened in similar facilities located in the affected neighborhoods. Those Public Meetings are typically held at the Mizell Center, which is located in the center of the Northwest Redevelopment Community and is home to the City's Housing and Community Development Division.

The City of Fort Lauderdale administers a year-round process, which encourages citizens to participate in the planning, implementation, and evaluation of its AAP. The Community Services Advisory Board (CSB) serves as a community wide citizen advisory body to the City Commission. It is composed of up to sixteen members appointed by the City Commission, and representative of residents from identified geographical sections as well as the diverse cultural, socio-economic, and professional sectors characteristic of the City. They regularly meet on the second Monday of each month (except August) at the Fort Lauderdale City Hall located at 100 North Andrews

Avenue. Public notice of these meetings is given in accordance with legal requirements. Most CDBG-related public hearings are convened as a part of CSB meetings.

### **Housing, Health, and Social Service Consultation**

The City surveyed public and private social service organizations serving the needs of special populations within the City of Fort Lauderdale. The results of the survey form the basis of the development of priorities for the new CP, including new focus on three identified needs: lack of affordable housing; lack of job opportunities and small business loans and training, lack of available funding opportunities for non-profit social service organizations providing vital programs to the most needy in our City.

City staff also attends monthly meetings of the Broward Community Development Task Force, which is a consortium of local government agencies, financial institutions, non-profit agencies, developers and a HUD representative. This body provides real-time information related to affordable housing issues on a state, county and local level. This information is utilized in planning programs for the year.

The City collaborated with Broward County Ryan White Grantee(s) to develop and implement a HIV/AIDS Client Needs and Satisfaction Survey regarding the use of dedicated Federal funds for persons living with HIV/AIDS in Broward County. As a collaborative, we surveyed approximately 1,325 consumers who were instrumental in determining the unmet needs for HIV/AIDS health care, HOUSING and support services. Data collected from the HIV/AIDS Client Needs and Satisfaction Surveys assisted staff in realizing the unmet housing needs in Broward County for our underserved and most vulnerable population. Additionally, HOPWA collaborated with Florida International University Public Health Policy Master students to study the HOPWA program in Broward County.

### **ESG Consultation**

The City has been actively involved in Broward County, Florida's Ten Year Plan to End Homelessness by attending numerous meetings and workshops with the Homeless Initiative Partnership Division of Broward County. The HIP office serves as staff to the Homeless Initiative Partnership (HIP) Advisory Board, Broward County's focal point for planning and coordination for, and on behalf of, homeless families and individuals in Broward County. HIP staff assists with the formation of policies, programs and procedures related to homeless services while collaborating with other Human Services Department divisions, community service providers, business leaders, and government officials, to maintain a countywide Continuum of Care of homeless services. The collaboration facilitates the creation of linkages between emergency shelter operators, transitional housing providers, and other service providers within the Continuum of Care.

Additionally, President Obama just released the "Opening Doors" - Federal Strategic Plan to Prevent and End Homelessness 2010 plan outlining an interagency collaboration

that aligns mainstream housing, health, education and human services to prevent Americans from experiencing homelessness in the future. The plan proposes a set of strategies that call upon the federal government to work in partnership with the private sector, philanthropy and state and local governments to employ cost effective, comprehensive solutions to end homelessness. The goals of the plan are to 1) Finish the job of ending chronic homelessness in five years; 2) Prevent and end homelessness among Veterans in five years; 3) Prevent and end homelessness for families, youth and children in ten years; and 4) set a path to ending all types of homelessness. The City in participation with Broward County will begin to incorporate President Obamas' strategies to lessen the impact of homelessness in our community, and to one day achieve its eradication.

### **Citizen Participation (91.200 (b))**

The following information describes the citizen's participation process adopted by the City of Fort Lauderdale on March 7, 1995 for the development of its Consolidated Plan. This Citizens Participation Plan outlines steps to be taken to encourage citizens to participate in the development of the Consolidated Plan, any Substantial Amendments to the Consolidated Plan and the Consolidated Annual Performance Report (CAPER):

#### **Community Meetings**

In addition, three informal planning meetings are held to inform citizens of the availability of grant funding for the CDBG, HOME, ESG and HOPWA Program. The purpose of the meetings is to inform the public of the eligible uses of the grant funds and to receive input on community and housing related needs. Meeting advertisements are run in newspapers of general circulation.

Planning/Community meetings were held on February 18, 2010. Non-profit organizations and local individuals attended the three meetings. Discussions on the following subjects were reviewed: CDBG Application process and required documentation, Community Services Advisory Board CDBG Application review process, City Commission approval of CSB award recommendations, HUD yearly allocations for all grants, review of CDBG/HOME budget, Public Service monies available this fiscal year, review of specific programs being funded this fiscal year, review of HOPWA funding from previous year, review of current year HOPWA strategies, such as Housing Case Management and future implementation of the Homeless Management Information System (HMIS) for HOPWA, review of current year HOME CHDO RFP process, CDBG-R Program, HPRP Program, ESG homeless prevention strategy, Homeless Assistance strategy and review of the City of Fort Lauderdale's 5 Year Consolidated Plan.

In addition to the public meetings, members of the Broward County HIV Planning Council and South Florida AIDS network were notified and offered the opportunity to participate in the strategic planning process for the HOPWA Program and the City of Fort Lauderdale collaborated with the Broward County Ryan White Program to conduct a

needs assessment survey to determine the unmet needs Broward County for persons living with HIV/AIDS. Members of the community reported overall satisfaction with the HOPWA program, however, requested that a HOPWA committee be formed to allow for community members to participate in the HOPWA program. Additionally, members of the community requested with the formation of a HOPWA committee members could evaluate the overall effectiveness of the various programs, explore time limits for each HOPWA program and provide suggestions to strengthen the program thereby attempting to meet the unmet needs of our community.

All written comments received during the Public Meetings and Public Hearings or by mail, email or telephone call are included in the final Consolidated Plan, Annual Action Plan and CAPER documents. The public will have the opportunity to comment on the following HUD required documents as follows:

- Consolidated Plan 30 days
- Annual Action Plan 30 days
- Substantial Change Amendments 30 days
- CAPER 30 days

The City is committed to addressing all written comments/complaints during its decision making process at its Public Hearing or in writing by the Housing & Community Development Division. All comments/complaints and responses are maintained on file. Citizens may send their comments/complaints concerning the Consolidated Plan, Annual Action Plan, Substantial Change Amendments and CAPER to:

Housing & Community Development Manager  
City of Fort Lauderdale  
Housing and Community Development Division  
1409 N.W. 6<sup>th</sup> Street  
Fort Lauderdale, FL 33311  
E-mail: [communitydevelopment@fortlauderdale.gov](mailto:communitydevelopment@fortlauderdale.gov)

A record will be maintained of all the written comments/complaints received and will include the nature of the comment/complaint, referrals made and the final resolution.

In an effort to ensure that all citizens of the City participate in this process, minutes of all Community Services Advisory Board meetings are placed on the City's website and all meetings are advertised as open to the public.

All written comments/complaints received related to the Consolidated Plan, Annual Action Plan, Substantial Change Amendment or CAPER will be accepted. No comments/complaints are rejected.

## Substantial Change Policy

The City submits on an annual basis an Annual Action Plan (AAP) of the Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), which describes the activities to be undertaken with Community Development Block Grant funds. The City may find it necessary, from time-to-time, to amend its AAP because it decides:

1. To cancel an activity described in the AAP; or
2. To undertake an activity not described in the AAP; or
3. To substantially change the purpose, scope, location or beneficiaries of an activity.

An activity **will be** considered substantially changed if:

- a. The proposed funding of the activity is increased by more than \$50,000 or 45% of the activity budget, whichever is greater; or

Changes that **are not** considered substantial amendments:

- a. Changes to the budget that are less than \$50,000 or 45% of the activity budget do not constitute a substantial change.
- b. Consolidated Plan data updates such as census data, income limits, fair market rents, subsidy limits and similar types of data does not constitute a substantial change.
- c. Activity budget line item changes in the HOPWA Program. The transfer of some (but not all) funds from one approved activity to another approved activity does not constitute a substantial change.

Prior to amending its AAP, the City will publish a public notice in local newspapers, informing citizens of the amendment and providing a 30-day public comment period. The City will consider all written comments received, and, if appropriate, will modify the proposed amendment(s). City Commission approved amendments will be submitted to HUD. A complete description of any changes adopted will be made available to the public. The City Commission adopted this revised policy on June 15, 2010.

The following format will be used for published notices on CDBG amendments:

“The City of Fort Lauderdale is considering amending its (insert year) Annual Action Plan of the Consolidated Plan, submitted to the U.S. Department of Housing and Urban Development (HUD) for funding under the Community Development Block Grant (CDBG) program. In accordance with the Substantial Change Policy of the City’s HUD approved Consolidated Plan, any change in a CDBG assisted activity as a result of the addition or cancellation of a program or a change in the purpose, scope, location or beneficiary of an activity, requires a program amendment to the Annual Action Plan of the Consolidated Plan.

The proposed change would reprogram funds as follows: (Outline program changes)

In accordance with federal regulations, the City is hereby establishing a 30-day public comment period to receive input on the proposed amendment to its Annual Action Plan of the Consolidated Plan. Public comments on this item will be accepted during the 30-day public comment period from (insert date) to (insert date). In addition, public input will be accepted at a public hearing of the City Commission to be held on (insert day of week and date of Commission meeting). At the close of the public hearing, the City Commission will consider a motion approving the program amendment to the Annual Action Plan of the Consolidated Plan.

Commission meetings are held in the City Commission Chambers in City Hall located at 100 North Andrews Avenue at 6:00 p.m. Prior to the (insert date of Commission meeting) meeting, if you would like more information on the nature or location of the projects affected, or if you would like to comment on the proposed changes during the public comment period, you should contact the Office of Housing & Community Development, 1409 N.W. 6<sup>th</sup> St., Fort Lauderdale, Florida 33311. You may call the Housing and Community Development offices at (954) 828-4526.”

Interpreters are available to interpret documents for non-English speaking persons. Persons with disabilities are provided access by contacting the City Clerk’s office for TTDY services and City Hall as well as the Mizell Center is ADA accessible for all residents of the City.

**Institutional Structure (91.215 (i))**

**Institutional Structure, Governmental Coordination and Private Partnerships**

The City of Fort Lauderdale has a City Manager/Commission form of government. The Commission is composed of four district commissioners and the mayor. The City Manager is the Chief Executive Officer of the City.

One of the Departments of the City is the Planning and Zoning Department, which has three (3) main divisions: the Housing and Community Development Division; the Planning Division, which includes the Community Area Planning Section; and the Zoning Division.

The City of Fort Lauderdale utilizes its Housing and Community Development Division to carry out its consolidated plan. Applications are received for the distribution of funds under the public services strategy and are reviewed by the Community Services Advisory Board who then makes recommendation to the City Commission. A request for Proposals is issued for the distribution of HOPWA funds for various project strategies and HOME funds for the CHDO set aside. Non-profit agencies only participate in this

process. The City participates with Broward County, the lead agency in the County through Interlocal agreements for the City's homeless issues and for homeless prevention initiatives. The City partners with non-profit and private industry for economic development initiatives. The City will maintain this institutional structure during the next year.

The Housing and Community Development Division (HCD) is responsible for the design, development and implementation of federal and state grant programs for housing, economic and community development. The HCD has three main sections: housing, HOPWA, and administration. The housing section is responsible for administering housing programs, including substantial rehabilitation, rental rehabilitation, replacement housing, emergency repairs, exterior home repair, infill housing development for new single-family homes, purchase assistance programs and the Neighborhood Stabilization Program (NSP). This section is composed of a Housing Programs Supervisor, two administrative aides, who determine eligibility and provide technical assistance to homeowners and rental property owners, three construction review specialists, who coordinate and review all aspects of construction, a homeownership coordinator, who determines eligibility and provides technical assistance to new homebuyers and a real estate officer responsible for property acquisition using federal funds and management of real property records within the Division.

The HOPWA section is composed of one administrative aide, and a HOPWA Administrator. The HOPWA section is responsible for the administration and allocation of HOPWA funds for transitional housing, permanent housing, and supportive service programs. The HOPWA section is responsible for managing contract agreements, monitoring HOPWA service providers, oversee the coordination a network of housing case managers throughout Broward County that assist persons living with HIV/AIDS.

A portion of the duties of the HOPWA Administrator is overseeing the administration of the Emergency Shelter Grant Program and the Homeless Prevention and Rapid Re-Housing Programs. The ESG and HPRP programs provide financial assistance and supportive services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed.

The Administration section is responsible for the administration, fiscal management, monitoring, grant preparation, and for all federal and state grant programs. The Administration section is composed of the Housing and Community Development Manager, Assistant Housing and Community Development Manager responsible for administering the Community Development Block Grant – Recovery Program, design and development, grant writing, coordination of reporting, regulatory compliance and coordination of monitoring, one Grants Accountant, two Administrative Assistants responsible for monitoring of sub-grantees and fiscal management, an Administrative Aide to the HCD Manager, and one clerical support position.

The HCD also coordinates economic development activities using federal funds through the Community Redevelopment Area (CRA) Department and the Economic

Development Department. The CRA Division is responsible for the development and implementation of community and economic revitalization projects within the boundaries of the Northwest Progresso Flagler Heights CRA. The Economic Development Department is responsible for business attraction and retention, and implementation of the facade program and the Enterprise Zone Loan program, both of which are funded by CDBG.

The Broward County Human Services Department operates the Family Success Center, which is responsible for coordinating housing and support services to Broward County residents through various federal and state programs. The Human Services Department includes the Community Partnership Division, Community Development Division, and the Homeless Initiatives Division, all of which are active participants in the delivery of housing and support services to Broward County residents, including those with special needs. The HCD works very closely with Broward County to ensure coordination of service delivery and continued participation in the 10-year plan to end homelessness and President Obama's "*Opening Doors*" strategic plan to end homelessness.

The HCD, as the responsible HOPWA grantee for Broward County, coordinates planning efforts with other jurisdictions in Broward County, as well as with local public planning agencies and committees. The City is a member of the South Florida Aids Network and serves as the HOPWA representative to the Broward County HIV Planning Council and the subsequent Joint Priorities and Consolidated Funding Committees. These committees work collectively in the discussion and recommended allocations of Ryan White Part A and Part B entitlement funds.

HOPWA Strengths - The HOPWA Client Satisfaction and Needs Survey provided that the majority of respondents were highly satisfied with the HOPWA program and support services. Additionally, a study of the HOPWA program from Florida International University, Public Policy Master Students revealed that the HOPWA program effectively serves the targeted population, provides multilingual and multicultural services in a broad spectrum of services, area not-for-profit agencies are established and are familiar with the needs of the HIV/AIDS community.

HOPWA Gaps – According to the Client Satisfaction and Needs Survey, some factors associated with unmet need for housing services in the last 6 months is:

- 62.4% - did not know where to find housing assistance
- 39.0% - did not have enough money for a security deposit
- 34.2% - could not find affordable housing

The Housing Authority of the City of Fort Lauderdale (HACFL) is another key partner in the housing delivery system. The Mayor of the City of Fort Lauderdale appoints the Board of the HACFL but the HACFL is an independent and separate public agency, responsible for its own hiring, contracting and procurement. The HACFL is responsible for managing and maintaining public housing units, administering the Section 8 program and other federal programs available to public housing authorities, including drug

elimination grant programs and family self-sufficiency programs. The HACFL, through a subsidiary organization, also has the capacity to issue Bonds for housing development. The HACFL also has a nonprofit 501(c)(3) organization qualified as a Community Housing Development Organization (CHDO) and receives funds from the City to support housing development activities from the City's HOME allocation. The City works very closely with the Housing Authority, including partnering in a program to develop new single-family homes, and providing funding for the Step-Up Apprentice Job Training program. The HACFL is a recognized Community Based Development Organization and they serve as a Neighborhood Revitalization Strategy Area provider.

### **Monitoring (91.230)**

The City of Fort Lauderdale, as a recipient of Federal funds, is responsible for ensuring that all Federal funds received are used in accordance with all applicable Federal regulations. The Housing and Community Development (HCD) Division of the City of Fort Lauderdale is the agency of the City charged with administering Federal funds received from the U.S. Department of Housing and Urban Development under the following programs: Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); Emergency Shelter Grant Program (ESG); Homeless Prevention and Rapid Re-Housing (HPRP), Community Development Block Grant-Recovery (CDBG-R), Neighborhood Stabilization Program (NSP) and Housing Opportunities for Persons With Aids (HOPWA).

It is important that HCD staff knows and understand the Federal rules and City policies governing these programs so that the programs can be properly implemented. Awarding funds to a subrecipient does not relieve staff of this responsibility. Staff is also responsible for determining the adequacy of performance under subrecipient agreements and taking appropriate action when performance problems arise.

City Staff is responsible for performing on-site monitoring visits to all recipients of Federal grant funds at least annually throughout the term of the Federal grant award. HCD Office Administration will maintain a monitoring schedule, based on information provided by responsible staff.

As a result of a recent City Internal Audit, a new policy has been implemented whereby HCD will be required to have a written record of all communications with clients, and placed in their monitoring file for future reference.

Fraud, waste, and mismanagement can be prevented with proper safeguards. It is important to know that if HUD determines that the City's performance is not in compliance with the program guidelines, the City will be held accountable. This may range from HUD issuing a warning to requesting reimbursement for any ineligible use of funds. If corrective action is not taken, the grant may be reduced or withdrawn. If criminal violations have occurred, the City staff involved may face prosecution.

HCD has produced a Monitoring Guidebook, which is available upon request. This Guidebook is to be used by all HCD staff to monitor implementation and administration of all programs, and to monitor subrecipients receiving funds under any of these programs. A description of the federal grant programs is included in the Appendix of this Guidebook.

The City will perform a monitoring site visit at a minimum, on a yearly basis to ensure that all sub grantees are in compliance by the standards established in the Monitoring Handbook.

### **Priority Needs Analysis and Strategies (91.215 (a))**

In 2004, Housing Opportunities Project for Excellence, Inc. (HOPE) prepared the Analysis of the Impediments to Fair Housing Choice in the City of Fort Lauderdale (*available upon request*). In 2006, HOPE provided an update to the Analysis of the Impediments, which was called the Fair Housing Audit.

In May of 2010, the City contracted with Carras Community Investment, Inc., to provide a current Analysis of the Impediments for the City and H.O.P.E., Inc. was selected to provide the Fair Housing Activities for the City of Fort Lauderdale.

The August 2010, draft Analysis of Impediments to Fair Housing Choice is provided as Attachment #5. The draft Analysis of the Impediments will be presented to the City Commission in September for final approval.

The HOPWA Program partnered with Florida International University Public Policy Master students to conduct a comprehensive study of the HOPWA program in Broward County and with the Broward County Ryan White grantee to include HOPWA in their annual needs assessment survey. The priority given to each activity in HOPWA is based upon the FIU study, the needs assessment (which included HIV/AIDS provider comments) and recent Broward County reports on the homeless.

## **Lead-based Paint (91.215 (g))**

On October 28, 1992, President George Bush signed into law the Housing and Community Development Act of 1992 (P.L. 102-550), an omnibus housing bill that included as Title X, the residential Lead Based Paint Hazard Reduction Act of 1992. Title X changed the entire federal approach to lead-based paint and increased emphasis on the prevention of childhood lead poisoning through housing-based approaches. Elements of this strategy include:

- (1) Emphasis on homes, rather than waiting for children to become poisoned;
- (2) Identification and reduction of lead-based paint hazards, rather than the elimination of all lead-based paint; and
- (3) New requirements for the federal government, states and local jurisdictions to promote lead-hazard reduction.

Although lead was banned from residential paint in 1978, forty percent (40%) of the total US housing stock is estimated to contain some lead-based paint according to “The Prevalence of Lead-Based Paint Hazards in the U.S. Housing” article published in October 2002 in Environmental Health Perspectives. One quarter of the total housing stock contains lead hazards: flaking or peeling lead-based paint or excessive levels of tiny lead particles in household dust. By itself, the presence of lead-based paint does not constitute an exposure hazard nor does it indicate the extent of exposure hazards. Lead in paint that is intact, on non-friction surfaces constitutes a latent or potential problem that may, at some future time, be released and cause harm. HUD estimates 20% of the homes containing such immediate lead hazards are occupied by families with young children who are immediate risk of poisoning. Half of these families own their own homes; half have incomes above \$30,000 per year.

At high levels, lead can cause mental retardation, kidney damage, damage to the central nervous system, and damage to blood forming tissues. At lower levels, lead poisoning in adults may lead to a higher rate of strokes, myocardial infarctions, and hypertension. Very severe lead exposure in children can cause coma, convulsions and even death. However, for most children, lead poisoning is a silent disease without obvious symptoms. Several studies conducted over the last 12 years have demonstrated that even low levels of lead significantly affect IQ, reading and learning abilities, attention span and behavior. Exposure during infancy can affect the basic development of the brain and nervous system. Effects may be irreversible, affecting performance both in school and later in adult life.

Children do not have to eat paint chips to become lead-poisoned. Most children become exposed to lead-based paint and dust hazards by living in older homes. Young children

most frequently become poisoned by inadvertently ingesting lead contained in household dust during the course of normal hand-to-mouth activity. Older low-income, privately owned rental housing that has not been adequately maintained is potentially the most hazardous to young children. In many older properties, windows have been allowed to deteriorate, resulting in peeling, chipping, flaking paint and frequently containing high levels of lead. This paint debris often accumulates in windows wells and sills. Because children enjoy playing at or near windows, the debris represents a serious hazard to their health.

In addition, children are exposed to lead-based paint and dust hazards during the renovation, remodeling or repair of older homes when lead-based paint is disturbed. The “time honored” practices of burning; dry scraping; and sanding, especially power sanding, older paint can increase lead dust levels in the home 100-fold and result in the inadvertent poisoning of children, pets and workers. Regardless of family income, neighborhood or socio-economic class, lead in older homes can be hazardous to children.

The majority of young children identified with seriously elevated blood levels live in older, unsubsidized, low-rent, low-value housing in inner-city neighborhoods. Such housing is almost certain to contain lead-based paint and is frequently poorly maintained. Housing that has not been adequately maintained is likely to suffer from a number of basic problems, including peeling, chipping and chalking paint. Inattention to moisture control and repairs to plumbing, roof or heating systems may result in conditions that cause paint to deteriorate. Friction surfaces and other painted components subjected to a high degree of abrasion during normal use are also more likely to have deteriorated paint.

Historically, most state and local lead programs have been designed to be reactive and only take action after a child is found to be lead poisoned. Typically, the health department inspects the poisoned child’s residence and issues a citation to the owner if the housing unit has deteriorating surfaces covered with lead-based paint or excessive levels of lead in household dust. But by then, the action is too late; the child is already poisoned. The only way to significantly reduce the incidence of childhood lead poisoning is to eliminate lead hazards in all older low-income housing in which young children are likely to reside.

Lead-based paint containing up to 50% lead was in common use through the 1940s. Although the use and manufacture of interior lead-paint declined during the 1950s, exterior lead-based paint and some interior lead-based paint continued to be available until the mid-1970s. In 1978, the Consumer Product Safety Commission banned the manufacture of paint containing more than 0.06<sup>^</sup> lead by weight for use on interior and exterior residential surfaces and furniture. Unfortunately, lead-based paint that is still available for industrial, military, and marine use occasionally ends up being used in homes.

Unfortunately, many health departments and public housing authorities only test for the presence of lead-based paint, even though the condition of the paint and the pathway of exposure are just as important in predicting immediate risk as the amount of lead in the

paint. By itself, the presence of lead-based paint does not constitute an exposure hazard. Lead paint that is intact on non-impact, non-friction surfaces constitutes a latent or potential problem that may, at some future time, be released and cause harm. The criteria for lead-based paint hazards require an assessment of risk, in addition to measurement of lead in paint, dust or bare soil. The criteria for lead-based paint hazards include:

- (1) Any peeling, chipping, flaking, chalking or otherwise deteriorated lead-based paint;
- (2) Any lead-based paint on friction surfaces (windows, railings, etc.);
- (3) Any lead-based paint on impact surfaces (doors, door jambs, stairs, etc.);
- (4) Any lead-based paint on accessible surfaces which a child could mouth or chew;
- (5) Any dust containing excessive levels on floors, interior window sills or window wells;
- (6) Any bare soil containing excessive amounts of lead; and/or
- (7) Any lead-based paint on any surface, which is disturbed as a result of renovation or remodeling activity.

The best time to abate or control lead-based paint hazards is during housing rehabilitation work. However, lead abatement can increase the cost of rehabilitation, placing further demands on inadequate housing funds. Inspection of a home includes testing of all painted surfaces and is time-consuming and a potentially expensive process. Multiple readings of each surface are required in order to identify the presence of lead-based paint.

Lead hazard reduction is accomplished by the use of “abatement” and “interim” controls. Both can be used to correct lead-based paint hazards and reduce lead levels in the home environment. Abatement results in long-term correction of lead hazards and includes removal, replacement or covering over lead-based paint hazards. Abatement strategies often include: replacement of windows, elimination of friction points, provision of cleanable floors, re-siding of exteriors and soil treatments. Lead abatements must meet clearance dust standards before families are permitted to move back into the home. Costs for full abatement of all lead-based paint in a housing unit can be significant ranging from \$7,500 to \$40,000 unless it is done in conjunction with other rehabilitation activities. Abatement of lead hazards, which makes housing lead-safe but not lead-free, is less expensive, ranging from \$3,000 to \$15,000 per housing unit. Conducting abatement in the course of other rehabilitation activities usually provides additional savings.

Interim controls are short-term measures to reduce lead hazards, which include, intensive cleaning with a HEPA vacuum and tri-sodium phosphate (TSP) wash, wet scraping and repainting and in-place management strategies to stabilize painted surfaces. Interim controls are not permanent solutions and require on-going oversight to maintain safety in the home. Costs for interim controls range from \$500 to \$5,000.

Three ways to identify lead-based paint are: X-Ray Florescence (XRF), laboratory testing and wet chemical spot testing. The most common way to identify lead based paint

is by direct inspection, using a portable, hand-held instrument, known as an XRF analyzer. Lab testing of paint chips is generally done to confirm XRF readings that in the marginal range or to test one or two surfaces for the presence of lead. The State of Florida – HRS has 9 state of the art XRF analyzers. Each machine costs around \$10,000 and the radioactive material used must be replaced every 18 months at a cost of about \$2,500.

According to the State’s data, all sixty-seven counties in Florida conducted blood level screening tests on children less than six years of age. In 2007, lead poisoning screening results were reported for 111,906 children in Florida. A total of 43 cases were confirmed in Broward County, of those 29% had elevated levels of lead. Broward County ranked 14<sup>th</sup> with the highest number of children screened at 10.9%.

The City actively enforces the lead-based paint requirements in all of its rehabilitation programs. Staff of HCD recently attended training and received their Lead Safety for Renovation, Repair and Painting Certification that is good for five (5) years. The City is in the process of creating an RFP to procure the services of a Lead Based Paint Testing and Lead Based Clearance Vendors to ensure that all units are properly inspected. All units identified with lead-based paint will be mitigated according to the HUD regulations.

## HOUSING

### **Housing Needs (91.205)**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

### **GENERAL HOUSING NEEDS**

General housing needs are measured by assessing the number of extremely low-, very low- and low-income households who: (1) live in substandard units; (2) live in overcrowded units; or (3) pay more than 30% of their income for housing. Very little moderate-income housing needs have been identified, since existing funding is not sufficient to meet the identified needs of lower-income households.

The U.S. Census and HUD use the following standards to define housing need:

1. Substandard - units lacking complete bathroom facilities for exclusive use.
2. Overcrowded - units containing 1.01 or more persons per room.
3. Cost burdened - households paying more than 30% of their income for housing, including utilities.

A detailed description of rental and owner-occupied housing is provided in the following sections on rental and homeowner needs.

## **QUALITY OF STRUCTURES**

The only measure of condition of units available in the U.S. Census is the information provided on units lacking some or all plumbing facilities. Using this standard, the 2008 Census Estimates reports a total of 188 structures lacking complete plumbing facilities and 445 structures lacking complete kitchen facilities. If it is assumed that this factor is a true measure of the need for rehabilitation of structures, then it would be conceivable that the City could rehabilitate all 633 structures in a five-year period. However, while the lack of adequate plumbing and kitchen facilities is one factor that may be considered, it is not a true or complete measure of housing conditions. Conditions of roofs and electrical capacity are other life/safety factors that measure the condition of available units. The City's Substantial Rehabilitation Program addresses these "quality" issues.

## **RENTAL NEEDS**

Based on the 2000 Census there is 30,503 rental units in the City. Approximately 1,500 of these units are occupied by low-income renters who are living in either overcrowded or substandard conditions. In 2008 there were 18 permits applied for to board structures. In 2009 that jumped to 157, and currently in 2010 there have been 51 permits issued. This creates an additional hardship on the already tight "safe, decent and sanitary" rental housing stock. The following Table A illustrates the monthly costs of rent and the percentage of rent paid in comparison with household incomes. A total of 319 standard units would need to be added to the City's rental housing stock every year for five years in order to meet this need. While this level of assistance is not possible with current federal funding levels, the City must continue to rehabilitate rental units and encourage the development of new affordable units for both renters and new homeowners in order to increase this supply. This requires active partnerships between the City and the private sector.

**TABLE A RENTAL ASSISTANCE NEEDS OF LOW – INCOME**

<b><u>Rental Units Occupied</u></b>	<b><u>30,503</u></b>	
<b><u>Rents Paid:</u></b>	<b><u>Number of Tenants</u></b>	<b><u>Percentage</u></b>
Less than \$200	1,079	3.5
\$200-\$299	804	2.6
\$300-\$499	4,844	15.9
\$500-\$749	13,094	42.9
\$750-\$999	6,507	21.3
\$1,000-\$1,499	2,408	7.9
\$1,500 or more	751	2.5
No cash rent	1,016	3.3

### **Rent As Percentage of Household Income**

<b><u>% of Income</u></b>	<b><u># of Households</u></b>	<b><u>% Paid for Rent</u></b>
Less than 15%	4,352	14.3
15-19%	3,766	12.3
20-24%	3,842	12.6
25-29%	3,423	11.2
30-34%	2,398	8.2
35% or more	10,422	34.2

This table illustrates that the overwhelming category of rental need is from households paying more than 30% of their income for rent.

This shortage of rental units became more crucial as owners/investors converted rental units to homeownership opportunities in their efforts to capitalize on the now defunct boom in real estate in the Fort Lauderdale housing market. Many of these units have been abandoned or foreclosed, leaving entire condo buildings in bankruptcy. The units are either boarded or vandalized and uninhabitable.

Based on 2000 Census data, the mean 2000 rents for the city were: \$586 for an efficiency; \$636 for a one-bedroom; \$787 for a two-bedroom; and \$852 for a three-bedroom units. These rents exclude the beach area, using the Intracoastal Waterway as the eastern boundary, since the mean could be distorted due to the high rents charged for beach units.

### **AVAILABILITY OF AFFORDABLE RENTAL UNITS**

There is a shortage of affordable three and four bedroom rental units in the City. The 2000 Census lists 30,503 renter-occupied units. Only 55 units are 5 or more bedrooms; 317 are 4 bedrooms; 2,105 are 3 bedrooms. Therefore, only 2,477 of all private rental units are 3 or more bedrooms. In addition to these units, the Housing Authority of the City of Fort Lauderdale operates 22 five-bedroom units, and 43 four-bedroom units. The Housing Authority's large family units are continuously occupied, with a long waiting list.

Affordable rental housing for large families remains a critical need in the City.

**AFFORDABILITY OF RENTAL UNITS**

Affordability is defined as a household paying no more than 30% of its gross income for rent and utilities. The following table displays affordable housing guidelines by income levels and family size, based upon the current area median income of \$66,200

**TABLE B**

**CITY OF FORT LAUDERDALE**  
**AFFORDABLE HOUSING GUIDELINES FOR RENTAL**  
**HOUSEHOLDS**  
**REPRESENTING 30% OF INCOME BY FAMILY SIZE**  
**BASED ON INCOME GUIDELINES OF APRIL 2010**

Family Size	Extremely Low-Income, 30% of Median	30% of Income, Monthly Housing Costs	Very Low-Income, 50% of Median	30% of Income, Monthly Housing Costs	Low-Income, 80% of Median	30% of Income, Monthly Housing Costs
1	\$ 16,650	\$ 416	\$ 27,750	\$ 694	\$ 44,350	\$ 1,109
2	\$ 19,000	\$ 475	\$ 31,700	\$ 793	\$ 50,700	\$ 1,268
3	\$ 21,400	\$ 535	\$ 35,650	\$ 891	\$ 57,050	\$ 1,426
4	\$ 23,750	\$ 594	\$ 39,600	\$ 990	\$ 63,350	\$ 1,584
5	\$ 25,650	\$ 641	\$ 42,850	\$ 1,070	\$ 68,450	\$ 1,711
6	\$ 27,550	\$ 688	\$ 45,950	\$ 1,149	\$ 73,500	\$ 1,838
7	\$ 29,450	\$ 736	\$ 49,150	\$ 1,249	\$ 78,600	\$ 1,965
8	\$ 31,350	\$ 784	\$ 52,300	\$ 1,308	\$ 83,650	\$ 2,091

\*Income figures are adjusted annually by the U.S. Department of Housing and Urban Development. The HUD-established median income for the Fort Lauderdale/Hollywood area for 2010 is \$66,200.

As shown in the Table above, extremely low-income households, regardless of family size, could not afford standard housing units in Fort Lauderdale. One-, two-, three-, four-, and five-person households are priced out of the efficiency market. A six-, seven-, or eight-person household could afford the average efficiency, but would be living in extremely crowded housing conditions, and in violation of local housing codes.

Very low-, and low-income households can afford to rent in the Fort Lauderdale housing market, if the average rents shown based on the 2000 Census Data are indicative of the housing market. However, there is a shortage of such units. Additional affordable rental units, as well as increased homeownership opportunities are needed to address this problem.

There is also a shortage of affordable rental units with three or more bedrooms. The following Table shows the distribution and cost of three-, four- and five-bedroom units, based on information in the 2000 U.S. Census.

As seen above, approximately one-half of the three- or more bedroom units are affordable to very low- and low-income households and are located throughout the City. However, these units are occupied and do not go towards meeting the need for additional rental housing. In fact, 116 of the 2,082 three-bedroom units are operated by the Housing Authority; of the four-bedroom units, the Housing Authority operates 43; and of the five-bedroom units, the Housing Authority operates 22. Public housing residents occupy more than 5% of occupied 3, 4, and 5-bedroom units. And the Housing Authority is currently in the process of rehabilitating one of their projects, which will temporarily remove additional multi-bedroom units from availability. While it is not possible to determine from the Census data which units are the most affordable, it is probably safe to assume that all 148 units renting for less than \$300 are public housing units, as well as 113 (58%) of the units renting for \$300-499. This data underlines the need for affordable rental units for large households.

The 2005 Census Data shows the average vacancy rate for rental apartments in the area including the City to be 7.33%, slightly below the 2000 Census rate of 7.7%. The vacancy rate in the area currently stands at the high percentage of 11.1%. In some cases, this jump is due to the conversion of rental units to condos (homeownership). However, the vast increase in foreclosures of homes (one out of every 73 homes was foreclosed in Fort Lauderdale in 2008) has created the need for additional affordable housing units.

### **HOMEOWNER NEEDS**

Homeowner needs in the City must be evaluated on a different basis from those of renters. According to the 2000 Census update, 55.4% of the 80,862 housing units in the City are owner occupied. Sixty eight thousand eight hundred and nineteen (68,819) 85% of these units were built between 1940 and 1989. Due to the lack of available vacant land, this housing need has become severe. This factor, combined with the current trend of 50% of the population paying more than 35% of their income for housing mandates that a solution be found. While there are no federal programs to reduce the mortgage costs for lower-income homeowners, there are programs to assist them in maintaining their homes in standard condition. These homeowners are very much in need of such assistance since much of their income goes towards the payment of mortgage, utilities, insurance and taxes, leaving very little, if any, money for repairs.

While some low-income homeowners may have housing needs, extremely low- and very low-income homeowners have the greatest needs. The current median income for this area is \$66,200, according to the U.S. Department of Housing and Urban Development. Therefore, 30% of the median is only \$19,860. Homeowners earning \$19,860, who are paying 50% or more of their income for housing, then at a maximum, these households are left with less than \$828 per month for all other non-housing expenses. Clearly, it

would be very difficult for homeowners in this category to manage to finance even routine maintenance and repairs for their homes, either through savings or bank financing. There is clearly a need for subsidized rehabilitation assistance for homeowners in this category. It is reasonable to assume that a high level of these units would need rehabilitation assistance, but even if we assume only 800 units need repairs, the City does not receive enough Federal and State resources to address this need. If it is estimated that 800 extremely low-income homeowners, at an average rehabilitation cost of \$45,000 per unit, it would cost the City over \$36 million to complete such repairs. With the removal of the Florida State Housing Initiatives Partnership funding for the last two years, the City receives approximately 4% of that amount per year for housing from the Federal government, so if all of these funds were spent on owner-occupied rehabilitation, it would take 25 years to address this need.

The 2006-2008 Census Update Estimates show 633 occupied units lacking some or all complete plumbing and kitchen facilities, this factor is only one measure of decent, safe and sanitary housing. This did not include in the definition of substandard units, those that have major code violations. In order to estimate what portion of the housing stock is substandard, HUD recommended in the Housing Assistance Plan Instructions in April, 1983, the use of a substandard factor of 3.35% for owner-occupied housing, and a substandard factor of 12.44% for renter-occupied housing. . The 2006-2008 American Community Survey 3- Year Estimate shows 42,741 owner occupied housing units and 28,243 renter occupied housing units. Using these factors, the number of owner-occupied substandard units is 1,432 and renter-occupied units, 3,513. If we assume that approximately 80% of the substandard units are suitable for rehabilitation or 3,956 units, then if the City repairs 40 such homes annually, it would take 99 years to complete this work. The increased costs in building materials and supplies, does not make this a viable option.

Realistically, many of these units have been demolished due to dilapidated conditions. The City does have a program to replace these units, but it is only possible to replace 1-5 owner-occupied units per year, due to the high cost of replacement. In addition, the demolition of units creates the need and opportunity for the development of infill single-family units on a scattered site basis, creating homeownership opportunities for lower-income first time homebuyers and increasing the affordable housing stock.

There is a large need for affordable for-sale houses in the City, to meet the affordable housing needs of lower-income households, particularly large households. It is much cheaper for a lower-income large family to own a home rather than rent a home, particularly if purchase assistance is provided to the homebuyer. The current median income for the Fort Lauderdale area, established by HUD in April 2010, is \$66,200. This places the income limits for very low-income 4 persons households (50% or less of the area median) at \$39,600 and low-income (80% or less of the area median) at \$63,350. Affordable for-sale housing is defined as paying no more than 30-35% of gross income for principal, interest, taxes and insurance (although, at no time is this definition meant to limit the ability of a lower-income household to pay more than those ratios, if approved for such financing by a lender giving the first mortgage). Based on the above income

limits, the average affordable monthly mortgage payment, including taxes and insurance, could not exceed \$1,155 for very low-income households and \$1,848 for low-income households. The HUD Mortgage Limits for HUD-funded programs in the City are \$423,750. Based on the above income limits, the average affordable monthly mortgage payment, including utilities, taxes and insurance, could not exceed \$990.00-\$1,307.51 for very low-income households and \$1,659.00-\$2,083.76 for low-income households, assuming \$480 per month for taxes and insurance. At the current City purchase price limit of \$205,000, a 30-year, 4.44% interest rate mortgage payment of principal and interest would be \$1,027.00. Adding \$480 to cover taxes and insurance increases this monthly payment to \$1,507 which is within the range of a very low -income household if deep subsidies are offered. Assuming a 30-year fixed rate mortgage, the upper range of housing prices is not affordable to those of the very low- and low-income categories unless larger down payment subsidies are provided to them.

While homeownership should be affordable to lower-income households, there are few such households who can save enough to pay for down payment and closing costs. If homeownership is to become a reality for lower-income households, assistance will be needed for closing costs and down payments for both new and existing standard homes and incentives must be provided to induce the construction of new affordable single-family homes throughout the City.

Finally, both renters and homeowners need assistance in learning how to maintain their homes. Lack of early detection of maintenance/repair needs and knowledge of how to make basic repairs and undertake routine maintenance, can cause many units to need costly repairs or to become standard. Home maintenance training would help these households to maintain their units and to be able to detect repair needs and perform minor repairs rather than allowing conditions to further deteriorate.

### **ELDERLY HOUSING NEEDS**

Elderly households, whether they are renters or homeowners, have special housing needs. Many elderly renters are lower income and need affordable rental units. Additionally, many elderly homeowners on fixed incomes cannot afford to repair their homes, as previously discussed. Based on this information, it can be concluded that there is a strong need for elderly owner-occupied rehabilitation programs within the City. All of these households are identified as paying more than 30% of their income for their mortgage, leaving little, if any, money for housing repairs. An aggressive homeowner rehabilitation program is required to address this problem.

### **MINORITY HOUSING NEEDS**

Minorities also have special housing needs. The northwest section of the City has maintained a predominantly Black resident population for decades. In fact, the City's first charter in 1925 established this pattern by setting aside for Black residents the

northwest quadrant, bounded by Andrews Avenue and Broward Boulevard. The Census Tracts located in the northwest quadrant are still predominantly Black: 409 - 86%; 410 - 99%; 414 - 90%; 415 - 99%; and 416 - 96%. While minorities do now live in the other three quadrants, the concentration of racial minorities in the northwest quadrant is made more significant by the fact that this quadrant also has the lowest median income and per capita income households in the City. While the 2000 City median income is listed as \$37,887 in the 2000 U.S. Census, the median income for the northwest tracts ranges from \$12,000-30,000. While the 2000 Census shows 17.7% of all persons in Fort Lauderdale have incomes below the poverty level, the northwest tracts have levels between 24-58% of all persons. Clearly, minorities in the northwest quadrant compose the majority of housing need in the City for both renters and homeowners.

Low-income levels and lack of homeownership are two factors, which are found in neighborhoods experiencing instability and decline. There are a very low percentage of homeowners in the northwest quadrant. A vast majority of the houses for sale in the price range affordable to lower income families are located in the northwest quadrant.

In order to overcome disparity and have strong, viable, diverse and healthy neighborhoods, the City needs to develop strategies to try to encourage racial and economic diversity in all of its sectors. This can be achieved by bringing higher incomes into lower income areas, through redevelopment which includes well-designed structures, with landscaping, amenities and design features that make the housing attractive to higher income persons. The City's Dorsey Heights program, which constructed 35 new single-family homes in an area of the northwest near downtown, used these ideas and has successfully attracted a few middle-income families back to the neighborhood. Using this program as well as other public/private partnerships, the City has constructed 36 new homes in the northwest quadrant in the past five years. While much more work needs to be done to stabilize these neighborhoods, an aggressive infill housing program has will do much to create stable, attractive and safe neighborhoods for the northwest residents.

Another strategy being employed is to develop a transitional area, such as the N.E. Progresso area, using a mixed use or urban village concept, to attract income and racial diversity because of the life-style that may be provided by such a development. Any new housing development in the City should offer a range of housing opportunities that are affordable to a broad range of individuals.

### **OTHER SPECIAL NEEDS**

Estimates of housing for residents with special housing needs have been obtained from a survey of local social service providers. The City conducted a survey in January 2010 of social service agencies serving Fort Lauderdale residents. Responses were received from 12 providers and revealed three clear priorities: lack of job training and job opportunities; lack of decent healthcare, lack of affordable housing, particularly for the low and very low income residents, and assistance for the homeless.

The Legal Aid Service of Broward, an organization that advocates for low income households in the areas of affordable housing and other issues, submitted the following needs in our community:

- Lack of affordable land to develop
- Lack of subsidies to develop housing
- Lack of affordable housing for low and very low income individuals
- Lack of Rental Units for low income persons
- Governmental Bureaucracy, raiding the State's Housing Trust Fund
- Lack of set aside funding for extremely low and special needs populations

### **DOMESTIC VIOLENCE NEEDS**

At present, Women In Distress provides an average of 1,600 bed nights per month for a total of over 19,000 a year. There is no other service provider in Broward County who provides emergency shelter and supportive services to victims of domestic violence. We are currently undergoing a project to move to a new location, which would increase available beds from 62 to 100 and ultimately to 132. Recently released FDLE crime statistics from 2009, substantiate that incidents of domestic violence are up 3.7%. Domestic violence murder is up 15.6%. DV manslaughter is up 71.4%. DV stalking is up 31%. In addition, 40% of all violent crimes are related to domestic violence and one-fifth of all murders are DV related. Unfortunately in the last few years, for every person sheltered, we have turned away two.

Based upon these statistics, there is an urgent need for continued funding to provide these well-needed services in the City of Fort Lauderdale, and Broward County in general. Based upon these rising statistics and the population growth, we anticipate that within the next five years, the demand for services will increase.

### **Priority Housing Needs (91.215 (b))**

### **Housing Market Analysis (91.210)**

## **HOUSING MARKET ANALYSIS**

### **General Characteristics of the Metropolitan Area**

Broward County is the 18th most populous county in the United States, with a population of just under 1.8 million and is the second largest political jurisdiction in the State of Florida. It is located in the heart of southeast Florida's seaboard strip known as the Gold Coast. Broward County covers 1,220 square miles, spanning the 25 miles between Palm Beach County in the north and Miami-Dade County in the south. From the Atlantic Ocean, the County stretches westward 50 miles, through the Everglades to Collier and

Hendry Counties. Approximately two-thirds of the County's land is set aside as a conservation Area and for Indian Reservations. The County's existing and future development, and the majority of its population are concentrated in the remaining 423 square miles east of the Conservation Area. There are 31 municipalities in Broward County.

Broward County, which was incorporated in 1915, was developed primarily as a resort community. The attractiveness of the area fueled the rapid growth of a retirement community prior to 1980. This growth has grown and declined again during the past decade. Currently, the economy of the County rests heavily (approximately 87%) on service-producing industries. Goods-producing industries including construction, manufacturing and financing/real estate account for the remaining 13% of the economic base. The County is primarily urban in nature. The cost of living is comparatively higher than that of many rural Florida counties, as well as a number of other urban sectors, making it more difficult for those who are unemployed.

The County is ideally situated to provide support for new and existing businesses due to the location of major transportation networks to conduct local, national and international trade. Major existing transportation facilities include: Port everglades, which offers cruises on more cruise lines aboard more cruise ships than elsewhere in the United States; Fort Lauderdale/Hollywood International Airport, which is a major airport offering passenger, charter and cargo services and Fort Lauderdale Executive Airport, which is one of the busiest small airports serving private planes. In addition, the Florida East-Coast Railway, Amtrak, Interstates 95, 75, and 595, and the Florida Turnpike also serve the County.

### **Specific Housing Objectives (91.215 (b))**

Increase the availability of existing affordable housing options within the City of Fort Lauderdale for extremely low-, very-low-, and low-income residents.

1. Increase the supply of affordable housing for residents of the City.
2. Increase access to affordable housing for residents of the City.
3. Continue improvement/upgrade to current failing housing supply in the City.

The Housing Market in the City of Fort Lauderdale has changed drastically in the last two years. Driven by aging housing stock, low interest rates, a change in investment strategies from stocks to real estate and an influx of South American and northeast buyers coming for the year round sunshine, housing prices have fluctuated. To meet this high demand for housing, rental units are being converted to condominiums.

Further complicating the housing issue is the recent subprime lending crisis and massive foreclosures. Fort Lauderdale ranks among the highest in foreclosures in Broward County. Emphasis in this fifth year of the Consolidated Plan will be focused on assisting

those income eligible city residents retain their housing units and create new homebuyer opportunities.

Low, very low and extremely low income, large families, the elderly, disabled persons, persons with mental illness, persons with substance abuse addictions and persons living with HIV/AIDS are all being impacted as a result of these changes.

During the period from 1995 to 2010, the City contributed in excess of 1,000 housing units through the City's various housing programs utilizing federal and state funding.

The housing priorities for the City of Fort Lauderdale for the next year are:

- Assist persons threatened with foreclosure in an effort to retain their homes.
- To assist in the development of more affordable housing units for extremely low, very low and low-income households and the special needs population;
- Continued Outreach for homeless families, individuals and persons with special needs.
- The City will accomplish this by expanding our partnership with non-profit and faith based agencies for the development of affordable housing units.

### **Needs of Public Housing (91.210 (b))**

#### **Public Housing Strategy (91.210)**

The City of Fort Lauderdale has worked continuously with the Housing Authority of Fort Lauderdale (HACFL) to insure the housing needs of the extremely low income, low income and moderate income families are met. The PHA Plan of Housing Authority of the City of Fort Lauderdale , Attachment #1, demonstrates the current 5 year plan. HCD will work to continue the revitalization and new construction projects undertaken by the HACFL to enhance the available quality of housing available as well as increase the number available.

The City works with the HACFL to provide financial assistance for First Time Home buyers who participate in the HACFL's Family Self Sufficiency Program.

#### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

As discussed by the State of Florida in their 2005 Consolidated Plan, the cost of housing is a complex arrangement of many different interacting variables. While some factors such as interest rates, labor, material costs, and state mandates are outside of local control, other factors, such as regulations, can be effectively addressed.

By stating, as a matter of public policy, that affordable housing is high priority for the City of Fort Lauderdale in the conduct of its services, several actions can be taken to address affordable housing.

Land development regulations are codified, applied, and enforced at the local level. In most communities this is typically accomplished through a building code, local zoning ordinance, subdivision code, and the local land development code. While regulations typically strive to protect health, safety, and well-being of citizens, any policy, rule or procedure constitutes a barrier when it prohibits, discourages, or excessively increases the cost of new or rehabilitated housing without sound compensating public benefit. (HUD, Why Not In Our Communities. 2004, p.1)

Housing is commonly defined as affordable if a low- or moderate-income family can afford to buy or rent a standard dwelling unit without spending more than thirty to thirty-five percent (30-35%) of its income on rent or mortgage. Affordable housing can be divided into two categories: moderate income, or workforce housing, and housing for extremely low-income individuals who typically include the elderly and individuals with disabilities.

Increasing the availability of workforce housing would assist many people such as police, firefighters, nurses, and schoolteachers who live in the community they serve. Economic and social benefits of having public servants live and work in the same community cannot be underestimated. Recent national research indicates that by removing affordable housing barriers, development costs could be reduced by thirty-five percent (35%), thereby, permitting millions of low- and moderate-income citizens to buy or rent desirable accommodations.

With the skyrocketing price of housing in the Fort Lauderdale area, subsidies will be necessary in developing housing for extremely low- and low-income families and individuals. Our partnerships with affordable housing providers, developers, etc., indicates that affordable housing allows extremely low- and low- income households to create a critical stable living environment. Securing and maintaining employment without, first, having a safe and healthy home is a difficult task.

### **Main Categories of Development Barriers Affecting Housing Costs**

Research indicates that land development regulations may affect housing costs in one of the following general areas:

1. Procedural Delay: This typically occurs when many different departments and/or reviews are involved prior to approval. Long delays force developers to hold land for long periods of time and cause uncertainty in the market.
2. Restrictions on Housing Supply by Use, Density, or Type:
  - Lot requirements, large side-yards or setback requirements;
  - Minimum house sizes;

- Restrictions on the type of housing ( example – zoning prohibiting multifamily);
- Restriction or prohibitions on manufactured housing;
- Prohibition of accessory structures (such as mother-in-law suites);
- Prohibition on Single Room Occupancy (SRO) units; and Growth Management controls.
  1. Design, Review and Construction Costs:
    - Building Code standards that require specific use of certain materials or methods;
    - Environmental regulations and required environmental studies (at Federal, State and Local levels);
    - Labor costs and related record keeping (Davis Bacon Wage standards, Section 3);
    - Subdivision regulations;
    - Historic Preservation regulations;
    - Impact Study costs;
    - Exactions;
    - Impact Fees;
    - Rent controls; and,
    - Rehabilitation of older units per current building code standards.

### **Federal Efforts to Eliminate Barrier to Affordable Housing**

The Urban Land Institute (ULI) examined regulations and housing in similar urban markets. The research examined how, and what type of regulations impacted the location, type and price of housing. The ULI study was part of a nationwide movement to better understand how government regulations impact the housing market. In 1990, HUD created an advisory commission to examine and recommend measures to decrease unnecessary regulation. The committee’s findings indicated that a broad range of interventions would be necessary and would involve coordination on all levels of government.

According to a follow-up study entitled “Why Not In Our Community- Removing Barrier to Affordable Housing (2002),” only marginal progress had been made in eliminating barriers to affordable housing. Barriers identified in the early 1990s, which included exclusionary, discriminatory, or unnecessary regulations, had not been eliminated and, in some cases, became more widespread. Several current trends are noteworthy:

- ***Increased Complexity of Environmental Regulations:*** Since the early 1990s, environmental protection regulations have increased in complexity and review requirements, raising the cost of development;
- ***Misuse of Smart Growth:*** A number of communities have used smart growth policies to justify restricting growth and limiting developable land supply leading to higher housing costs;

- ***NIMBY in the Suburbs:*** Many suburban communities continue to enact affordable housing restrictions, use of exclusionary zoning practices, impose excessive subdivision controls, and establish delaying tactics for project approval;
- ***Impact Fee Expansion:*** Impact fees are now widely used across the country and are often disproportionate to the community’s actual costs, and;
- ***Urban Barriers:*** “Onerous and unwieldy permitting and approval systems, antiquated building and rehabilitation codes, and infill development difficulties remain serious impediments to affordable housing.” (HUD, Why Not In Our Communities, 2004, page 1).

In an effort to effectively address regulatory barriers, HUD has taken a new course of action. In 2003, a department wide initiative was undertaken entitled, America’s Affordable Communities Initiative: Bringing Homes Within Reach Through Regulatory Reform. This initiative assists state and local governments to identify regulatory barriers impeding the production of affordable housing. One of its goals is to educate the general public about attractive and well-designed affordable housing and its economic and social asset to the community.

The Affordable Communities Initiative has made regulatory barrier reform a HUD policy priority. To recognize cities, states, towns, counties and other jurisdictions that have made significant changes to their procedures, processes, fees and regulations to reduce regulatory barriers and receive recognition, HUD created a new awards program.

Since 2004, HUD’s Notices of Funding Availability, or NOFA’s, have provided additional points for increasing the supply of affordable housing through the removal of regulatory barriers. HUD has also expanded its regulatory barriers research efforts. In 2004, HUD’s Office of Policy Development and Research spent approximately \$1.5 million on regulatory research on land development standards, impact fees, and housing impact analyses. Earlier financial support by HUD led to the development of model state and planning zoning enabling legislation. These “smart codes” have been introduced in New Jersey and Maryland with positive results of reducing costs and increasing rehabilitation. In addition, an affordable housing plan has developed at the federal level.

To assist communities to better understand and address regulatory barriers, HUD created the Regulatory Barriers Clearinghouse ([www.regbarriers.org](http://www.regbarriers.org)) which provides strategies to local and state agencies, non profit organizations, and homebuilders on how to remove regulatory barriers. In addition to a list of studies and support materials, there is also information concerning the laws, regulations, and policies affecting the development, maintenance, improvement, availability and cost of affordable housing. Technical assistance is also available through HUD.

### **State of Florida Efforts to Eliminate Barriers to Affordable Housing**

The State of Florida has engaged in a multi-pronged approach in addressing regulatory barriers across the state.

- In all of its state housing programs, project approval involves additional points for those communities that have introduced barrier reduction.
- The State of Florida has addressed NIMBY through recommending increased citizen education and a more effective legal strategy than currently exists in law. In particular, the State is exploring strengthening its Fair Housing Act.
- The legislature has also adopted an Environmental Dispute Regulation Act (Section 70.52 Florida Statutes) that allows each of the regional planning councils to reconcile differences on planning and growth management issues between local governments, regional agencies and private sector interests.
- In 2002, the State of Florida adopted a single, statewide building code system, eliminating the patchwork systems of codes and regulations across the state. This code facilitated some aspects of the recovery efforts after the busy 2004 hurricane season.
- The State also provides multiple affordable housing funding sources such as single family and multifamily mortgage revenue bonds through the Florida Housing Finance Corporation, which helps in the production of affordable housing.
- In 1992, the State of Florida established dedicated funding for affordable housing for all sixty-seven counties and over forty cities. This funding source is called the State Housing Initiatives Partnerships or SHIP. SHIP is administered by the Florida Housing Finance Corporation. To qualify for funding, local governments are required to review local land development regulations and adopt housing incentives within a year of being approved.

### **City of Fort Lauderdale Efforts to Eliminate Barriers to Affordably Housing**

#### **Affordable Housing Advisory Committee (AHAC)**

The City of Fort Lauderdale established an Affordable Housing Advisory Committee (AHAC) in 2007. The charge to the Committee is to review established policies and procedures, ordinances, land development regulations and the adopted comprehensive plan of the City. And recommend specific actions and initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value and to evaluate the implementation of affordable incentives. Originally, the AHAC was made up of eleven (11) citizens appointed by the Commission to serve from disciplines including, but not limited to the residential home building industry, banking or mortgage banking, an advocate for low income persons in connection with affordable housing, a not-for-profit provider of affordable housing and a representative of employers in the City. The membership was increases to thirteen (13) via an amendment in July 2010.

In its advisory capacity, the AHAC plays a very active role in the promotion of affordable housing. The committee, which meets on a monthly basis, review land development regulations and considers policies, procedures, and ordinances prior to their adoption for their adverse impact of affordable housing.

The AHAC prepared their first report for the Commission and the State in December 2008 (Attachment #2). The AHAC continues to work on recommendations for the Commission to advise on an overall strategic approach that integrates the coordination between policy, plans and program delivery for matters related to affordable housing issues (*not just State funds, but Federal housing funds as well*), including but not limited to the transmittal of the SHIP report to the State of Florida, as required by Florida law, and recommend procedures for capacity building efforts for affordable housing.

### **Streamlined Permitting System**

The AHAC also makes recommendations, many of which have been effective in creating attractive affordable housing in the City of Fort Lauderdale. One of the first AHAC recommendations to be addressed was the updating of the City's Affordable Housing Permitting System. A Commission was held in early 2010 and the permitting process has now been thoroughly streamlined, including a revised Building Permit Application, allowing an affordable housing project to move rapidly through each level of review.

### **Local Housing Assistance Plan or LHAP**

The primary planning document for SHIP funds is the Local Housing Assistance Plan, or LHAP. A copy of latest LHAP can be found online at [http://www.fortlauderdale.gov/planning\\_zoning/housing.htm](http://www.fortlauderdale.gov/planning_zoning/housing.htm). The plan provides an analysis of the City's land development regulations, establishes an expedited affordable housing review process, creates a regulating costing provision, and provides provisions for updating the LDC and Housing Element.

### **Expedited Affordable Housing Certification Process**

To further streamline affordable housing efforts, the City has also created an expedited affordable housing certification process for all affordable housing projects. The certification process is required for any for-profit and not-for-profit developer seeking to develop affordable housing with incentives provided by the City. These incentives include reduced growth management and land development application fees, alternative design guidelines, affordable housing impact fee grants, transportation impact fee reductions, school impact fee reductions, nonprofit impact fee grants, capacity reservation set-asides, reduced capacity reservation fees, and density bonuses.

As part of the process, an in-house Affordable Housing Expeditor point person has been designated to guide affordable housing projects through the affordable housing certification and development process. Additionally, the Expeditor serves as an ombudsman for affordable housing projects, thereby further enhancing coordination efforts.

### **Affordable Housing Impact Fee Grant**

Another tool, the affordable housing impact fee grant, is an effective mechanism in facilitating the production of affordable housing.

### **Design Standards Affordable Housing Alternative**

The alternative design standards are intended to promote innovative design and encourage development of very low and low-income housing. The development standards found in Chapter 67 of LDC allow reduced setbacks, lot sizes, street widths, and require positive design features.

Infill lots are often unattractive due to their non-standard sizes. To encourage development density, site standards have been relaxed. Smaller lots mean less land to purchase, and thus, make housing more affordable.

The City of Fort Lauderdale has a variety of residential development options to provide flexibility and cost savings to the developer as it concerns parking and set back requirements for affordable housing projects. Since the mid 1980's the City has permitted zero lot line developments, which are approved through the platting process, encouraging greater density and make housing more affordable.

#### **Other Affordable Housing Strategies**

Strategies for affordable housing in addition to the impact fee grant program discussed above also include single family construction, down payment assistance, land and building acquisition for homeownership, owner-occupied rehabilitation, neighborhood revitalization, multifamily rental housing acquisition and rehabilitation/development, disaster mitigation assistance, first mortgage loans and foreclosure prevention. While these activities are primarily undertaken with SHIP funds, other federal funds such as CDBG and HOME may also be involved.

#### **New Single Family Construction**

This strategy is designed to provide construction strategies to developers of affordable housing on City-owned infill lots. The sales prices of the unit must be reduced by the amount of subsidy received by the developer and sold to an income eligible household. Developers may use funds under this strategy for land acquisition, provided that the construction on the property is completed within a prescribed period. Funds under this strategy may also be used for construction of housing units on land that is already owned by the developer or land conveyed to the developer by the City. Applications for funding may be submitted to the City throughout the year as long as funding is available.

#### **Down Payment Assistance**

The purpose of this initiative is to provide financial assistance with down payment, closings costs, pre-pays, reserves and mortgage reduction for first-time homebuyers. One purpose of these strategies is to attract teachers, law enforcement, and firefighters to live in the City of Fort Lauderdale. Down payment assistance is provided on a first come, first serve basis. The partners with HUD approved housing counseling agencies and approved lenders to distribute these funds.

#### **Owner-Occupied Housing Rehabilitation/Replacement**

Through the Housing Rehabilitation/Replacement Program, improvements can be made to the interior and/or exterior of the home. The program is available to income eligible homeowners, who occupy the homes as their principal residence. When assessing the

condition of the home for substantial rehabilitation, it may be determined that it is more cost effective to replace the existing unit with a new unit rather than rehabilitate it.

**Special Need Barrier-Free Housing**

This strategy is designed to remove barriers, improve accessibility to the elderly (62 years of age or older) and disabled persons, and to provide for health and safety repairs as needed by older and disabled persons to maintain their independence. This program is available to income eligible homeowners who occupy the homes as their principal residence. Assistance is provided on a first come, first ready, first served basis.

**Utility Connection Payment**

This strategy is designed to assist income eligible homeowners with sewer connection in neighborhoods identified by the Waterworks 2011 project where the City has required mandatory sewer connections, and to emergency requests that pose health hazard to the eligible homeowner. Assistance is provided on a first come, first ready, first served basis.

**First Mortgage Loan Program (FMLP)**

This strategy expands homeownership opportunities to income eligible homebuyers. Funding is provided for first mortgage financing, closing costs and rehabilitation of the unit to be purchased. If necessary, secondary financing can be provided by private sector financing institutions, other non-profit agencies or governmental sources. The goal of this strategy is to assist income eligible applicants with financing in an effort to increase the number of homeowners in the City of Fort Lauderdale.

**Homeownership Development**

This strategy will provide financial assistance to non-profit and for-profit builders to encourage the acquisition, development and/or construction of affordable housing. The cost of construction can be prohibitive for housing developers to build affordable housing units. SHIP funds may be used for the site acquisition, site development, infrastructure improvements, impact fees, demolition costs, construction financing, and other construction related costs. This also includes providing fee waiver assistance to offset apportion of the development fees incurred in connection with the development of affordable housing. The goal of this strategy is to increase the number of homeownership units available to income eligible person in the City of Fort Lauderdale.

**Multifamily Rental Development**

This strategy is designed to address the preservation of the City's affordable rental housing stock. Funding under this strategy can be used for construction of new rental units or for the rehabilitation of existing affordable units. The multifamily rehabilitation strategy has been implemented due to a growing need for rehabilitation of affordable multifamily units. On a case by case basis, land development and permitting requirements may be relaxed to facilitate rehabilitation and reduce costs.

**Disaster Mitigation Strategy**

The purpose of this strategy is to provide assistance for quick repairs to the home of income eligible owner-occupied households after a natural disaster. This strategy will only be implemented in the event of a natural disaster (as declared by the local, state or federal government) using any funds that have not yet been encumbered or additional disaster funds have been issued by the Florida Housing Finance Corporation. Assistance is available on first come, serve ready, first served basis.

**Foreclosure Prevention**

Under this strategy, the City will partner with local HUD approved non profit organizations to assist homeowners whose mortgage payments are in default. Assistance under this strategy is provided on a first come, first ready, first served basis. Participation in credit counseling is mandatory for individuals to receive assistance.

**Inventory of City Owned Lands**

The City maintains an inventory of City owned lands suitable for affordable housing. When funding is available, these lands are utilized to create affordable housing units through various programs.

**Community Housing Development Organizations**

The City also certified Community Housing Development Organizations or CHDO’s which are a specific type of nonprofit organization created according to specific HOME Program regulations. These organizations, which are eligible to receive a special HOME funding set aside, must demonstrate the capacity to manage affordable housing projects.

**Community Identified Barriers and Solutions to Affordable Housing**

The following recommendations were based on meetings, workshops, feedback from citizen participation, which included City of Fort Lauderdale Housing and Community Development Staff, staff from other local agencies, non profit agencies, for-profit agencies and social services provides. The barriers are not listed according to importance. Suggestions for solutions are also recommended. This chart was developed by the City of Fort Lauderdale Housing and Community Development Division.

<b><i>Identified Affordable Housing Barriers</i></b>	<b><i>Suggested Solutions</i></b>
Lack of Post/Pre-purchase counseling for homeownership	Develop more Faith-Based and non-profit organizations to address housing needs, counseling needs, etc.
Limited consumer education regarding housing	Develop more Faith-Based and non-profit organization to address housing, poverty, training, linkage with programs, one-on-one counseling, support services, etc.
Limited Foreclosure prevention programs	
Lack of an emergency loan fund program to assist homeowners with mortgage payments, household costs or necessary repairs	
Limited multi-family housing choices	Create additional multifamily rental units

	through programs such as Multifamily Rental Rehabilitation, CHDO's, non-profit agencies, etc.
Housing Discrimination	Provide expanded Fair Housing Education through local agencies such as HOPE, Inc.
Inconsistency among local affordable housing programs	Coordinate rule making and planning efforts among various government agencies such as the Broward County Affordable Housing Task Force.
Limited support of affordable housing programs	Educated elected officials and the public about housing and affordable housing programs to combat the NIMBY syndrome.

Clearly, affordable housing barriers increase housing costs thereby making housing unaffordable and out of reach for many very low-, low- and moderate-income persons. It is only through a coordinated effort that barriers can be removed and affordable housing can be produced to meet the needs of persons of all incomes.

Some barriers that need revised policies in the future include:

Identified Barriers	Suggested Solutions
Federal Environmental Requirements Under 24 CFR Part 58	Streamline requirements
Lengthy historic properties review by State Historic Preservation Office (SHPO)	Develop an agreement between SHPO and City Historic Preservation Officer
Poor understanding of fair housing regulations by developers	Develop a Fair Housing Marketing Plan to be followed by developers
Lack of affordable land for housing	Examine land use to determine if some land could be converted from commercial or industrial to residential
Non-profit Agencies with lack of capacity to carry out Affordable Housing Projects	Provide better training opportunities to non-profits interested in implementing affordable housing projects.

The following table was used to analyze the City's compliance with HUD requirements pertaining to the elimination of barriers to affordable housing.

#### Barriers to Affordable Housing

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no 2510-0013
Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collection, reviewing, and reporting the data. The information will be used to encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing.		
Question	Yes	No
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local	X	

Indian Housing Plan) include a “housing element”? A local comprehensive plan means the adopted local official statement of a legislative body of local government that sets for (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a “housing element,” please enter no. If no, skip to question #4.		
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	X	
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdictions’ comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes or other similar elements; and , b) sufficient land zoned or mapped “as of right” in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, “as-of-right” as applied to zoning means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. This ordinance is largely self-enforcing because little or no discretion occurs in its administration). If the jurisdiction has chosen not have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	X	
4. Does your jurisdiction’s zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	X	
5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	X	
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	X	
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?	X	
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do so on a voluntary basis. For further information see HUD publication: “Smart Codes in Your Community: A Guide to Building Rehabilitation Codes” ( <a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a> )		X
9. Does your jurisdiction use a recent version (i.e. published within the last 5 years, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted, or, alternatively, has the tribe or TDHE adopted the building code that is substantially equivalent to one or more of the recognized model building codes?  Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.	X	

10. Does your jurisdictions zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?		X
11. Within the past five years, has a jurisdiction official (i.e. chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	X	
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction’s “HUD Consolidated Plan?” If yes, attach a brief list of these major regulatory reforms.		X
13. Within the past five years, has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	X	
14. Does your jurisdiction give “as of right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied density bonuses, “as of right” means a density bonus is granted for a fixed percentage or number of additional market dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	X	
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	X	
16. Does your jurisdiction provide for expedited or “fast track” permitting and approvals for all affordable housing projects in your community?	X	
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?		X
18. Does your jurisdiction allow “accessory apartments” either as: a) a special exception or conditional use in all single-family residential zones, or b) “as of right” in majority of residential districts otherwise zoned for single-family housing?		X
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?		X
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?		X

In reviewing the Affordable Communities Chart, the City of Fort Lauderdale is in compliance with 13 of the 20 areas. Even though the City has addressed affordable housing barriers in a comprehensive manner, there are still areas that need to be addressed.

## HOMELESS

### Homeless Needs (91.205 (b) and 91.215 (c))

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

**Emergency Shelter Grant Program (ESG):** The ESG program is a formula grant program that allocates monies to improve the quality and number of emergency homeless shelters and related social services for the homeless. ESG provides a foundation for homeless people to begin moving to independent living. The current level of funding is based on the yearly homeless assistance appropriation, as well as the demand of HUD's other McKinney-Vento Act programs. The City of Fort Lauderdale does not provide homeless shelters, since this is a function of the County. However, the City does provide ESG funding for support of the Central Homeless Assistance Center and Family Success Centers in Fort Lauderdale.

The City of Fort Lauderdale actively participates and supports 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.

As provided on February 18, 2010, the Broward County Homeless Initiative Partnership Office conducted a Point-In-Time Count & Survey of the homeless on January 29, 2009 and found that there are 800 homeless women, men, and children literally on the street in Broward County of any given night. That is a 14% increase since the last count in 2007 and reflects the worsening economic conditions during that time frame, 20.8% of the homeless are children.

- According to 211 First Call for Help/Homeless Helpline:**120,018** calls received for assistance in 2008 (increase of +43% from 2007)
- **73,352** of those calls were for **BASIC NEEDS:** *food, rent/mortgage, FPL, emergency shelter.*
- *Shelter needs: 32,693 calls*
- *Family Problems: 3,462 calls*
- Food Assistance: 6,889 calls (+71% from 2007)
- Money Management: 2,474 calls (+80% from 2007)
- **1,861 new families** experienced some form of homelessness in 2008

- **9%** of those on the family waitlist are **pregnant**
  - While the numbers change on a daily basis, the following are from a recent “Homeless Family Prioritized Waitlist” (December 28, 2009):
- 156 families (w/317 children) were on the waitlist seeking emergency shelter,
- 34 of the families (w/65 children) were sleeping in their car or on the street
- 6 of the families were sleeping in motels awaiting shelter
- 15 of the families on the street/car had children under 1 years old
- 21 of the families on the street/car had children between 2 and 5 years old
- 3 of the families on the street were under 6 months pregnant
- 3 of the families on the street were over 6 months pregnant
- 83% of the families were single mother households

(\*This data was compiled from the 211/The Shepherd’s Way Family In Action/Coalition “Homeless Family Prioritized Waitlist”)

- Throughout Broward County there is a well established Homeless Continuum of Care system, however, the need far exceeds the capacity to provide for the many families that face homelessness. The Broward County Continuum only has 61 family units for emergency shelter and 128 family units for transitional shelter.

**Priority Needs:** In 2009, homeless providers and stakeholders and the Broward County Homeless Initiative Partnership (HIP) Advisory Board identified two homeless subpopulations with the greatest need compared to the resources to serve them. They were homeless families with children (according to 2-1-1, since 2005 the waiting list for shelter for families with children has grown from less than 20 to 189. Each month, 160 new families are needing shelter in Broward County), and homeless persons with mental illness and substance abuse problems.

According to 2-1-1, the economy and housing markets have created a negative impact within our community. In 2008, 2-1-1 received 120,000 calls for assistance due to the economy resulting in a 43% increase since 2007. The implementation of the Homeless Prevention and Rapid Re-Housing (HPRP) program under President Obama’s Stimulus Plan in 2009 have helped address this epidemic and provide assistance to those persons who otherwise would become homeless. The HPRP program certainly provides assistance, however, the economy is slow in recovering and the unmet needs are still epidemic.

### **Priority Homeless Needs**

The City of Fort Lauderdale is not the lead agency for the Continuum of Care however, the City actively participates and supports Broward County’s Continuum of Care and 10-year plan to End Homelessness. Please refer to Attachment #3, for further information regarding the homeless in our community.

## **Homeless Inventory (91.210 (c))**

## **Homeless Strategic Plan (91.215 (c))**

The City of Fort Lauderdale follows the lead of the Broward County Homeless Initiative Partnership regarding the Homeless Strategic Plan. Please refer to Attachment 4, FY 2009 CoC Exhibit 1.

## **Emergency Shelter Grants (ESG)**

# COMMUNITY DEVELOPMENT

## **Community Development (91.215 (e))**

\*Please also refer to the Community Development Table in the Needs.xls workbook

The City is watching with close scrutiny the economic atmosphere of both the area and the country. The recent downturn has created greater need in our community for economic development and job retention, creation and stabilization. This is extremely important to our low and very low income residents. As this Consolidated Plan is being prepared, the unemployment for the Miami metropolitan area is 11.7% according to the US Labor Bureau. While it is deemed essential to continue with strategies to address public facility projects, improving the quality of our income eligible neighborhoods, the economy demands extra emphasis on quality of life issues. Strategies must be followed to provide assistance for small businesses and micro-enterprises to grow and employ workers. Strategies are also needed to address services to facilitate programs assisting job seekers, including job training and child care resources.

Additionally, the distribution of the Public Services 15% allocation from the CDBG funds has been streamlined to address those programs that will address our development priorities. HCD directed applicants to qualify in one of six categories:

- **Youth Related Programs**  
A new study by researchers at the University of California, Irvine, the University of Wisconsin-Madison and Policy Studies Associates, Inc. finds that regular participation in high-quality after school programs is linked to significant gains in standardized test scores and work habits as well as reductions in behavior problems among disadvantaged students. The two-year study followed almost 3,000 low-income, ethnically diverse elementary and middle school students from eight states in six major metropolitan centers and six smaller urban and rural locations.

- **Special Needs Related Programs**  
Special Needs Related Programs are intended to improve care coordination, access to available programs and in some cases it can improve quality of care for eligible program beneficiaries.
- **Emergency Food and Shelter Related Programs**  
These programs are critical in meeting the growing need in the City of Fort Lauderdale with our homeless and unemployed population.
- **Housing Counseling Related Programs**  
The pace of prime borrowers going into foreclosure is accelerating, especially in states with mounting unemployment or property values that saw a big run-up during the housing boom. California, Florida, Arizona and Nevada represent 56% of the increase in foreclosure starts, including half of the increase in prime fixed-rate foreclosure starts, according to the MBA. Pre purchase counseling, post purchase counseling and foreclosure counseling is a critical in the current economy as experts predict that we will have another wave of foreclosures coming in 2011.
- **Economic Empowerment/Development Related Programs**  
Economic empowerment and development programs are an important part of strengthening communities by creating and retaining jobs. These programs lessen the effects on individuals and families who have been economically disenfranchised.
- **Other Programs**  
This category provides maximum flexibility to the CSB in selecting quality projects that have innovative ideas and/or business models that will not fit within one of the aforementioned categories and/or recommending funding for the highest-ranking agency from the aforementioned categories that did not receive funding a funding recommendation.

HCD has found the CDBG funds funneled into these categories maximizes the limited amount better addresses our priorities.

We are working with the Community Redevelopment Agency for the Northwest Quadrant, the City's Economic Development Department and local organizations to identify those area enterprises that have the potential for improvement and or enlargement to stabilize the neighborhood and offer needed employment. Much like what we did with the CDBG-R funding received; loans were made to three area businesses with the guarantee that the equivalent of one full time position was created or retained for every \$30,000 allocated.

The City has developed a Neighborhood Revitalization Strategy Area (NRSA), which is in this Plan immediately following this section. The Neighborhood Revitalization

Strategy will continue to rely on the planning efforts of the City’s economic development department, the CRA, and input from The Front Porch program and the community to identify programs to be funded with federal funds over the next five years.

**CITY OF FORT LAUDERDALE**  
**NEIGHBORHOOD REVITALIZATION STRATEGY**

**CITY OF FORT LAUDERDALE**  
**NEIGHBORHOOD REVITALIZATION STRATEGY AREA**  
**PROGRAM YEARS 2010-2015**

**HISTORY**

Over 15 years ago, the City of Fort Lauderdale issued General Obligation Bonds to purchase a three block area known as “skid row”, a run-down, dilapidated street of pool halls, boarding houses, and bars, peopled with substance abuse, crime and violence. Skid row was located on N.W. 5th Street, between N.W. 9th Avenue and N.W. 15th Avenue, and was adjacent to a stable, yet struggling residential area with many single-family homeowners.

The bond issue provided \$1.5 million dollars to totally clear the area, which was rezoned to R-1 single family residential to facilitate the redevelopment of the street, and the Dorsey Riverbend Neighborhood christened this area “Dorsey Heights”. A Request for Proposals was issued for qualified builders to construct new single-family homes. The City, acting as the Developer, identified homebuyers and coordinated the transfer of the lots to eligible homebuyers and the construction of the new homes. A total of 15 new homes, all on large corner lots, were constructed. The City took advantage of an opportunity to purchase 20 additional lots on adjacent blocks using \$250,000 of State of Florida Safe Neighborhood Funds. New single-family homes have been built on those lots as well.

Upon completion of the first 15 homes, the City developed a concentrated neighborhood revitalization target area for Dorsey Heights, to try to stabilize the surrounding blocks to support the new homes. Housing activities, concentrated code enforcement and swale and street improvements were undertaken in the surrounding neighborhoods. These activities were successful in maintaining the stability of the surrounding neighborhoods. The area has not declined, but needed revitalization has been slow to come to the area. While over 100 new single family homes have been built in the N.W. area over the past five years using the City’s various housing programs and partnerships, many more structures have been torn down, resulting in a continued need for infill housing development throughout the area.

This infill housing effort has been postponed as the City utilizes the Neighborhood Stabilization Program to address the foreclosures in the area.

There is also a main commercial street running through this area, Sistrunk Boulevard, which has been the target of revitalization studies and plans for many years. Two new businesses have been constructed and one renovated, which has served as the impetus for the continued redevelopment effort. The City is providing through its CRA, a variety of incentives to potential investors. This area has been stabilized. The next step is to revitalize the area. The City's NRSA has been developed to assist in achieving that goal. It is anticipated that the need for the NRSA will continue until the area is again fully



## **NEIGHBORHOOD REVITALIZATION STRATEGY AREA**

The purpose of this Neighborhood Revitalization Strategy Area (NRSA) is to continue the efforts of the past fifteen years to revitalize the northwest quadrant of the City. The target area has been designed to be of manageable and efficient size, so that proposed activities can be accomplished within a five-year time frame. This is an amended NRSA plan as many of the Housing goals set in the initial certification have been completed. With the US economy in its current recession, the emphasis for this area has become geared more towards economic development.

### **Boundaries**

The boundaries for the NRSA are: N.W. 7th Avenue on the east; Broward Boulevard on the south; I-95 on the west; and Sunrise Boulevard on the north. This defined area is part of the following existing City programs: Safe Neighborhoods (Northwest Neighborhood Improvement District); State of Florida Enterprise Zone; State-approved Community Redevelopment Area; State of Florida designated Main Street area; and State of Florida designated Front Porch community. All of these programs provide additional funding opportunities and redevelopment incentives to support proposed revitalization activities. In addition, funds will be used from HUD Community Development Block Grant (CDBG) and HOME Investment Partnership programs, as well as the State of Florida State Housing Initiatives Partnership (SHIP) Program.

The target area has been further divided into four neighborhoods, as can be seen on MAP A: the Dorsey Heights Neighborhood; the Dorsey-Riverbend Neighborhood; the Sistrunk Neighborhood; and the Lincoln Park Neighborhood. Each neighborhood will be the focus of a major redevelopment project.

### **DESCRIPTION OF THE AREA**

The NRSA area is primarily residential and contains a high percentage of lower income households. In fact, it is estimated, based on 2000 Census Data that 17.7% of all residents are below the poverty level, and the median income of the NRSA area is only 48% of the City median. The NRSA has a major commercial thoroughfare, industrial areas on the northeast and extreme northwest boundaries, and major residential areas, which contain a sound stock of single-family residences. These residential neighborhoods have experienced increasing pressures from expanding social service facilities, multi-family housing and crime.

The NRSA area can be divided into four distinct neighborhoods, each exhibiting different characteristics, and each requiring different treatment. Major characteristics and developments for consideration within the area include:

### **Dorsey Heights Neighborhood**

This neighborhood is located within Census Tract 416. It contains Walker Elementary School, L.A. Lee Terrace, which is a 65-unit subsidized rental complex, North Fork Garden Apartments, another 65-unit subsidized rental complex, and Dixie Court Housing Project, a 254-unit public housing complex. The streets on the north and south borders are major commercial corridors. The neighborhood is also the location of the Dorsey Heights Project, which tore down a three-block dilapidated commercial area, and created a new single-family residential area building 35 new homes.

### **Dorsey-Riverbend Neighborhood**

The Dorsey-Riverbend Neighborhood is located in Census Tract 414. It is a residential community, composed primarily of owner-occupied single-family homes. The neighborhood is bounded on the north by the Sistrunk Boulevard Commercial corridor and on the south by Broward Boulevard, a major commercial street. However, the neighborhood is buffered from Broward Boulevard by the North Fork Elementary School, located at the corner of NW 15th Avenue and Broward Boulevard, and the North Fork New River, which runs along the southern border of the neighborhood. This neighborhood is supported by a strong homeowners association.

### **Sistrunk Neighborhood**

This neighborhood is located within Census Tract 415. It is bordered by Sunrise Boulevard, a major commercial street on the north, and the Sistrunk Corridor on the south border. The Home Beautiful Homeowners Association is active in this neighborhood. The Von D. Mizell Center, a community center which houses the City's Housing and Community Development Division, is located in this neighborhood, as well as two public housing complexes: Sunnyland Homes at 841 N.W. 13th Terrace, which contains 8 two-bedroom, 44 three-bedroom, 20 four-bedroom and 10 five-bedroom units; and Sistrunk Gardens at 1414 Sistrunk Boulevard, which contains 16 two-bedroom and 22 three-bedroom units. This represents 13% of all public housing units in the City and 38% of all units available for very low-income large families. In addition, three other subsidized rental complexes are located in this neighborhood: Alan Apartments - 72 units (currently under contract for renovation); New Citrus Park Apartments - 68 units; and Federal Apartments - 164 units.

The following table shows key demographic information for the census tracts in which these neighborhoods are located.

## Neighborhood Revitalization Strategy Area Demographic Information

Demographic Data from 2000 US Census	City	CT 414	CT 415	CT 416	NRS Total	% Of City
Land Area/Sq. Miles	32	0.6	0.4	0.7	1.7	5%
Population	152,397	3,808	4,060	4,671	12,539	8%
Persons 25 years and older with college degrees	19,447	6.3%	1.5%	7.3%	354	2%
Persons 25 years and older with no high school diploma	23,379	60%	71%	63%	4,396	19%
Persons in labor force - % unemployed	3.9%	16.7%	15.1%	15.5%	765	25%
2005 Median Income	58,100	17,273	9,631	12,054	12,986	22%
Persons Below the Poverty Level	26,974	1,398	2,356	2,091	5,845	22%
Housing Units	80,862	1,353	1,590	1,915	4,858	6%
Occupied Housing Units	68,468	1,123	1,421	1,724	4,268	6%
Owner-Occupied Units	37,958	413	159	342	914	32
% of homeowners/all occupied units	55.4%	37%	11%	20%	23%	n/a
Black-owned Owner-occupied Units	4,013	352	157	289	798	20%
Household not owning a vehicle	8,255	421	733	684	1,838	22%
% of all households without a vehicle	12.1%	38%	52%	40%	43%	n/a

## CONSULTATION

The NRSA is also the City’s Community Redevelopment Area (CRA), a State-approved Enterprise Zone, and a Front Porch community. All of these efforts required extensive community involvement from stakeholders, including residents, owner/operators of businesses and financial institutions, nonprofit organizations and community groups in the neighborhood. Over the past ten years, community input was sought, and goals were developed under the auspices of the following programs operating in the NRSA:

- Safe Neighborhoods Plan, adopted in 1989, based on public meetings and consultations with area stakeholders and private sector consultants
- The CRA plan was broadly developed in 1995 with considerable public input.

The CRA Plan built on the Safe Neighborhoods Plan for the Northwest Neighborhood Improvement District (N.W.N.I.D.).

- Federal Empowerment Zone application submitted to the Federal Government in 1995 but not approved. This planning exercise involved the creation of several different ad-hoc planning committees composed of community residents and businesses, as well as public and private nonprofit organizations.
- This area is a designated Front Porch community. Residents are working with the State to develop plans for the neighborhood to utilize State of Florida funds for residential and commercial revitalization.

The activities proposed for the NRSA are based directly on the above planning efforts. As Front Porch goals are formulated by the community, those goals will be incorporated into this plan as well. The goals of the NRSA will be updated annually based on the ongoing planning processes of the CRA, Sistrunk Business Association and the Front Porch Initiative.

### **ASSESSMENT OF THE ECONOMIC SITUATION**

The NRSA is an area of high unemployment. The majority of residents don't have a high school diploma, high percentages have incomes below the poverty rate, and more than half of the households do not own a car. Many of the working residents are employed in service jobs and only about one quarter of the households own their own home.

The most promising economic development opportunities exist along Sistrunk Boulevard, which runs through the NRSA. This commercial corridor was once the heart of the minority community in northwest Fort Lauderdale, but over the past 20 years it has deteriorated. Many businesses on Sistrunk have been there for a very long time, struggling to survive and to overcome the perception of the area as a high crime area

Sistrunk Boulevard looks neglected. Many of the commercial structures are not well maintained, due to absentee ownership. However, even the locally owned commercial structures have maintenance problems due to a lack of business along Sistrunk. The City operates a facade program, a number of the businesses along Sistrunk have taken advantage of the program. The City has operated a successful Enterprise Zone Loan program. The Negro Chamber of Commerce, a local builder, an insurance agency and drug store owner took advantage of this loan program to construct or renovate a new building. This new development has offered some professional office space and a community meeting room.

The problems for economic revitalization along Sistrunk are several:

1. There is a perception that the area is a high crime area. This perception spills over into the residential neighborhoods, hampering new residential investment.

That perception is now changing due to the recent emergence of new housing development in the Dorsey Heights and Dorsey Riverbend communities.

2. Many of the properties are owned by absentee owners who do not have a direct interest in the community
3. Acquisition of real property along Sistrunk can be costly to assemble, but the City and the CRA have acquired several and development efforts are underway.
4. Local business owners have difficulty securing the credit necessary to benefit from some of the City programs.

The City has used federal funds to acquire property along Sistrunk and the Sistrunk Boulevard corridor is now the focus of redevelopment efforts by the City, the CRA and private investors who are bringing redevelopment proposals to the table. This will greatly impact the economic future of the corridor. This private investment will eventually remove the negative perceptions about the NRSA.

When visitors to the area are taken for tours throughout the NRSA, they are surprised by the stable, well-kept neighborhoods, which they are shown. They expect the residential areas to look like the commercial area, but City efforts through various housing programs have paid off in the NRSA. Hundreds of houses have been rehabilitated, many dilapidated structures have been replaced with new single-family homes, and new houses are now on land that was once vacant lots.

While Sistrunk Boulevard is perceived of as a commercial sector, it is also highly residential.

At least three conservation areas have been designated along the Sistrunk Corridor. They include the Plaza Commercial Development, located on the southeast corner of Sistrunk and 11th Avenue, the north side of Sistrunk between 12th Avenue and 14th Terrace, and the Sistrunk Garden Apartments and Lee Terrace Apartments. It is anticipated that in the developmental stages, an intensive survey of properties will be performed to determine additional conservation areas along the corridor. A strong, politically active business group has been formed from businesses along the corridor called the Midtown Business Association. The group has worked with the Front Porch initiative and the CRA to bring significant change to Sistrunk Boulevard.

## **ECONOMIC EMPOWERMENT**

This section sets forth a realistic development strategy and implementation plan to promote the area's economic progress focusing on activities to create meaningful jobs for the unemployed and lower income residents, as well as activities to promote substantial revitalization of the neighborhood.

Residential structures will be targeted for the City's housing programs, including:

- Substantial Rehabilitation, which provides zero interest, deferred payment loans to eligible lower income homeowners to repair substandard units into standard condition and to construct a new home to replace a dilapidated, substandard home owned by an eligible lower-income household;
- Rental Rehabilitation, which provides zero interest loans to rental property owners to repair rental units for occupancy by lower-income households.

Commercial structures will be targeted for the City’s business loan programs, including:

- Facade Program, which provides grants of up to \$7,500 to improve the exterior of businesses in eligible neighborhoods; and
- Enterprise Zone (EZ) Loan Program, which provides low interest loans to new or expanding businesses within the City’s Enterprise Zone. The new or expanding business must produce at least one job for every \$35,000 of provided assistance.
- Enterprise Zone Tax Credits, which provide sales and corporate tax credits to eligible businesses within the City’s Enterprise Zone.

In addition, HCD works with two certified Community Based Development Organizations (CBDOs) to deliver needed services in the NRSA. The City will continue to provide support for the Step-Up Program, a job-training program for the construction trades operated by the Housing Authority of the City of Fort Lauderdale. The program trains about 20 residents per year. Finally, the City has continued to provide funding for a resource center and childcare subsidies for eligible residents through Mount Bethel Human Services Corporation.

Long-term redevelopment goals are proposed for each of the four neighborhoods:

**Dorsey Heights Neighborhood:** The CRA Work plan for 2000-2001 targeted this neighborhood for an infill housing development project. The defined area for the project is bounded by N.W. 8th Avenue on the east, N.W. 4th Street on the south, N.W. 12th Avenue on the west and N.W. 5th Court on the north. There were at least 35 vacant residential lots, acquired for redevelopment of new single-family homes. This area is adjacent to the original Dorsey Heights project, which constructed 35 new single-family homes on N.W. 5th Street and N.W. 5th Court between N.W. 9th Avenue and N.W. 12 Avenue. Eleven (11) units were constructed over the past five (5) years and five (5) of these units were designated as “affordable” for income eligible persons.

**Dorsey Riverbend Neighborhood:** This neighborhood is targeted for scattered site infill housing development on vacant lots throughout the neighborhood, as well as rental and owner-occupied rehabilitation.

**Sistrunk Neighborhood:** The City is acquired commercial property along Sistrunk Boulevard for the creation of new business opportunities. The development of at least one new commercial node between N.W. 7th Avenue and N.W. 15th Avenue along Sistrunk Boulevard has been approved by the City’s CRA and the community. Narrowing of the street to slow traffic patterns, on street parking and swale and landscaping improvements are proposed over the next 5 years to spur economic development. Incentives have been awarded to three (3) businesses for the development of offices along the corridor.

**Lincoln Park Neighborhood:** The Lincoln Park site has been developed by the City into a “One Stop Shop” which houses the City’s Construction Services, Community Inspections and Planning and Zoning Departments. This development initiatives by the City is anticipated to spur other development, which may be either commercial, light manufacturing or residential, depending upon the results of studies, developer interest, and neighborhood vision.

**PERFORMANCE MEASURES**

GOAL	ACTIVITY	PERFORMANCE MEASURE
To stabilize the existing housing stock	Owner-Occupied Rehabilitation	To rehabilitate 15 homes by 9/30/2015
	Rental Rehabilitation	To rehabilitate 5 units by 9/30/2015
	Replacement Housing	To replace 2 dilapidated units by 9/30/2015
To encourage economic revitalization	Facade Program	To renovate 10 business exteriors by 9/30/2015
	EZ Loan Program	To establish 2 new or expanded businesses by 9/30/2015, creating 10 new jobs
	Development of Commercial Node	To develop and secure tenants for a new commercial node on Sistrunk Boulevard by 9/30/2015
To increase affordable homeownership opportunities in partnership with the CRA and private lenders	Neighborhood Stabilization Program	To purchase, renovate and sell to a first time homebuyer 5 Foreclosed and/or abandoned properties
	First Time Homebuyer Program	To provide subsidies for 5 income eligible first time homebuyers assisting with down payment

## **Antipoverty Strategy (91.215 (h))**

According to the 2006-2008 American Community Survey Estimates, a large percentage of the City of Fort Lauderdale's employed residents work in the service or retail trade sectors (47%). These jobs are typically semi-skilled or unskilled, and the wages are lower than the typical manufacturing or skilled and professional jobs. While these services and retail jobs are necessary in the City's tourist-based economy, the City would benefit by adding / attracting higher paying jobs which would improve other industry sectors of the City. In order to accomplish this, the City established an Economic Development Department, which actively recruits new businesses and works collaboratively to retain and expand existing businesses, particularly in distressed neighborhoods.

The City recognizes the need for economic revitalization in its neighborhoods, and has undertaken an aggressive approach to creating and retaining jobs for low and moderate-income persons. With the CDBG-R funding from 2009-2020, HCD provided three organizations with loans to expand or improve their businesses. For every \$30,000 borrowed one full time equivalent job will be created and/or retained. Fifty-one percent (51%) of these created jobs must go to income eligible residents. These same perimeters will apply to future Enterprise Zone loans and Non-profit Acquisition and Improvement Loans, should funding become available.

The City has a Facade Treatment Program and a Business Loan Program to assist area businesses. Both loan program funds are leveraged with private sector funds to spur economic development in the area.

The City funds a job training apprenticeship program, designed to decrease the number of dropouts, as a high school education is a key indicator to future economic success. The STEP-UP Program is operated by the Housing Authority of the City of Fort Lauderdale and offers the program to residents of its housing projects within the NRSA.

The City has funded childcare subsidies for the past eight years. One of the persistent needs of economic revitalization is the provision of childcare subsidies. Without quality, affordable childcare, even the most motivated employee cannot be self-sufficient. Childcare in facilities with certified day care providers costs between \$135-\$150 per week. Infant care is at least \$15 per week. The average net annual wage for a single working parent assisted with these funds is \$17,637.50, or \$339.00 per week. If one child were at a childcare center at \$150.00 per week, the household would be left with \$189.00 per week or \$756.00 for a four-week period. If they are renting a one-bedroom apartment for \$725.00 per month, they are left with \$31.00 per month for everything else (i.e. food, clothing, transportation, insurance, utilities, etc). However, if the single parent has two children, then the parent could not afford to work, unless they could find a job paying at least \$15 to \$20 per hour.

Finally, the City has a State-approved Enterprise Zone program to encourage development of businesses in the zone and employment of residents of the zone and an

approved Community Redevelopment Area (CRA) for targeted development and revitalization. Tax increment financing will be available to compliment federal funding in this area. The City will continue to explore ways to use its federal dollars in partnership with other local agencies, to increase job opportunities for lower income persons.

### **Coordination of Efforts**

The City uses its federal funds to leverage private sector participation in housing and economic development program. Several successful initiatives are underway, including purchase assistance, small business and micro-enterprise loans and commercial façade loans. The City supports the receipt of other federal funding that may become available over the next five years, including but not limited to the following: HOPE I; HOPE II; HOPE III; Shelter Care Plus; Section 202 (elderly); Section 811 (persons with disabilities); SAFAH; Transitional Housing; Moderate Rehabilitation for SROs; and Housing Opportunities for Persons with AIDS.

Additionally, the City supports the receipt of State and other Federal sources of funding for housing, including but not limited to: SHIP; SAIL program; mortgage revenue bond programs; weatherization programs; rehabilitation assistance for target groups, and tax credits for developers.

The private sector will provide support for housing development through such means including, but not limited to: technical assistance, construction and mortgage loans.

### **Overcoming Financing Gaps**

The City tries to develop community and economic development, and housing programs, which leverage Federal or State dollars at least 3 to 1. Currently, this is accomplished through small business loans, purchase assistance and infrastructure development.

The Business Loan Program provides 20% of the total project costs to establish or expand a business in a targeted area, with the remaining 80% of the funding coming from private lenders and investors. Due to the current economic situation where matching loans are very difficult to get approved, HCD will be looking to make these percentages more feasible for the applicants. The Federal funds are provided through the CDBG Program in the form of a low interest loans or deferred / forgivable loan.

The Purchase Assistance Program provides up to a maximum of \$75,000 to eligible applicants / families for single-family homes, leveraging private mortgages for the purchase of the new homes.

Infrastructure improvements are provided to targeted development activities to bring down the cost of financing private development. The Neighborhood Capital Improvement Program (NCIP) and Capital Improvement Program (CIP) continue to provide gap financing to encourage development.

## Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

### NON-HOMELESS SPECIAL NEEDS

#### Specific Special Needs Objectives (91.215)

#### Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1.

The Center for Disease Control (CDC) estimates that just over 50,000 people will be diagnosed with HIV in the coming year. The CDC reports that every 91/2 minutes a person in the United States is diagnoses with HIV. In Florida, the third most populous state in the nation almost 40,000 people were HIV positive and of these over 30,000 lived in major metropolitan areas of South and Central Florida with Miami-Dade and Broward Counties having the highest incidence and prevalence rates of new diagnosis.

The City of Fort Lauderdale partnered with Florida International University Health Public Policy Master Students to study the HOPWA program in Broward County. They found the Health Resources and Services Administration (HRSA) recognizes that Housing is Healthcare and notes that safe, decent and affordable housing can significantly reduce the risk of homelessness that sometimes correlates with HIV/AIDS.

Through the research conducted by the FIU students, they found that the current economic situation our country is experiencing has exacerbated housing instability for persons living with HIV/AIDS in our jurisdiction. The current economic crisis has resulted in an increase of instable housing situations as a result of high number of job and wage losses, which individuals and families depend on to pay for housing cost. In January 2010 the unemployment rate in Broward County was 10.9% and the majority of the lost jobs were in areas of retail, hospitality, and service industries which employ many of the working clients who request housing assistance from HOPWA.

Additionally, the economic crises has affected healthcare for persons living with HIV/AIDS. The economy has required the Florida Department of Health to freeze access to the AIDS Drug Assistance Program (ADAP) that ensures that underserved and uninsured individuals living with HIV/AIDS have access to life-saving medications. This action has created an overwhelming burden on the Ryan White Program and the HOPWA programs because persons living with HIV/AIDS are

unable to access medications via the ADAP program.

The FIU students reports the type of housing assistance programs in Broward, especially those that provide a portion of housing cost in subsidies or for emergency assistance are particularly effective in preventing homelessness. They report that positive outcomes from housing programs are especially noticeable as helping to prevent homelessness for those low-income clients who have complex medical issues such as multiple diagnoses and those with Substance Abuse and Mental Health challenges. The White House Office of Management and Budget 2008 report the inherent flexibility of HOPWA at the local level is an important component of the success in addressing client's housing needs.

The administration of the Broward County HOPWA programs has changed over the past ten years as a result of the changes of the needs of persons living with HIV/AIDS. The changes in the housing programs are a result of epidemiological, regional, and economic factors. From the epidemiological perspective, there was uneven but undeniable growth in the number of diagnosed cases of HIV/AIDS in the county. In 2004, Broward County led the nation in new AIDS cases with a population growth increasing significantly by 10.6% in the last 10 years.

While the population and the number of persons living with HIV/AIDS has increase over the years, the funding for housing programs have not increased at the same rate. It is evident that HOPWA funding allocated to our area yields a lower utility as a result of higher costs to supply housing and the current economic crises. As a direct consequence the overall strategy for allocating funds to the diverse housing programs will need to reassessed with an emphasis on the maximization of utility per housing dollar spent.

To address this concern, in FY 2009/2010, (for the first time), the City of Fort Lauderdale partnered with the Ryan White consortia to create and administer a needs assessment survey of persons living with HIV/AIDS in our community. Over 1,325 HIV/AIDS consumers and several providers responded. The needs assessment provided the following ranking for HOPWA programs:

- 63.5% transitional housing (assisted living, emergency housing & community housing)
- 55.8% permanent housing placement
- 50.8% reported housing case management
- 50.5% long-term housing
- 49.1% short-term rent, mortgage and utilities assistance
- 48.8% substance abuse housing

The needs assessment survey concluded that transitional housing is the most important priority while permanent housing and housing case management ranked 2<sup>nd</sup> 3<sup>rd</sup> and 4<sup>th</sup>. However, based on the utilization of HOPWA funding and the number of clients served, permanent housing programs and housing case management ranks 1, 2,

3 with transitional housing ranking 4<sup>th</sup>.

The results of the survey and utilization priorities are conflicting and will need further review. To address this, HCD will comprehensively examine quantitative and qualitative data in order to accurately gauge the specific levels of need for housing assistance in Broward County for future fiscal years. This will include consultation with various non-profits that are currently administering HOPWA programs in addition to the many other groups that provide HIV/AIDS services in the region to ensure contribution from agencies who best understand the needs of the community as well as input from persons living with HIV/AIDS who are consumers of the services. The FIU research provides the following recommendations in achieving a comprehensive housing strategy for our region:

1. client utilization surveys
2. client focus groups
3. ensure proportional representation of the population served
4. agency/provider surveys
5. meetings with HOPWA and other HIV/AIDS providers
6. meet with representatives from the local HIV planning council

They suggest this is the first steps needed to obtain the necessary data to appropriately allocate the HOPWA funds based on the needs of the community as expressed by consumer statements, analysis of existing housing resources, and the changing demographics and statistics about the HIV/AIDS infection in Broward County.

On June 15, 2010 the City Commission approved the following:

Keep the following HOPWA strategies the same: **(1)** Short-Term Rent Mortgage & Utilities, **(2)** Permanent Housing Placement, **(3)** Tenant Vouchers, **(4)** Project Based Rental Assistance, **(5)** Housing Case Management and **(6)** Homeless Management Information System.

However, beginning in the 2012/2013 fiscal year, HCD has been approved to combine the Assisted Living Facility (ALF) Placements, Community Based Housing (CBH), Emergency Transition Housing (ETH), Mental Health Housing (MHH) and Substance Abuse Housing (SAH) into one category, which would be designated as Facility Based Housing Assistance.

Facility Based Housing Assistance will provide resources to develop and operate community residences and other supportive housing. With facility-based housing, the expectation is that participants will be in need of some level of supportive services in order to maintain stability and receive appropriate levels of care. HOPWA regulations require the sponsor to certify that they will give residents an adequate level of support and work with qualified service providers, accessing such support in an ongoing manner. This includes all HOPWA housing expenditures, which provide support to facilities, including community residences, Single Room Occupancy dwellings, short-

term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities as approved by HUD. Facility Based Housing would be a cost reimbursement process

**Quality Control & Compliance Aide:** This position is responsible for assisting in analyzing the HOPWA, HPRP, and ESG Programs and activities to ensure compliance with regulations, established rules, standards and procedures. Assist with service monitoring of the HOPWA, HPRP, and ESG Programs by coordinating yearly scheduled and random site visits of sub-recipients to ensure proper service delivery and in accordance with HCD and HUD rules and regulations, programmatic reviews, contractual evaluations, and financial oversight, as well as responding to consumer concerns regarding the service delivery of sub-recipients. The position assists with outcome evaluation of the HOPWA, HPRP, and ESG Programs by conducting regular evaluations of the service outcomes of the subrecipients as it pertains to the needs of the community being served, the declared goals and objectives of the participating agencies, HUD rules and guidelines, and the goals and objectives of the yearly Annual Action Plan and Five Year Consolidated Plan. Additionally, this position will assist in coordinating and providing administrative support for a HOPWA Planning Committee. This position will be funded in part by the HOPWA, HPRP, and ESG Programs.

**Housing Quality Standards Inspection Contingency:** This contingency is to provide funding for periodic Housing Quality Standards (HQS) inspections of housing units funded by HOPWA as required by the U.S. Department of Housing & Urban Development (HUD). The HQS inspectors are on staff and will be utilized as needed.

**Administration:** HOPWA provides 3% of the total grant for administrative costs. These funds will be used to pay for staff and office space to operate the HOPWA program.

For the next five years, HCD is proposing funding the program activities described below:

<u>GOAL</u>	<u>ACTIVITY</u>	<u>PERFORMANCE MEASURE</u>
To provide safe, decent and sanitary housing and support service programs for persons living with HIV/AIDS in Broward County.	Emergency Transitional Housing (ETH): Residential, transitional housing for eligible persons living with HIV/AIDS up to 60 days providing the appropriate supportive service to assess client needs and transition to an appropriate housing solution. Meals, housekeeping, and all utilities cost are included.	To provide emergency transitional housing for approximately 220 clients per year until FY 2012.
	Assisted Living Facilities (ALF)-Residential transitional housing that provides eligible persons living with HIV/AIDS supervision and	To provide assisted living transitional housing for approximately 80 clients per year until FY 2012.

<u>GOAL</u>	<u>ACTIVITY</u>	<u>PERFORMANCE MEASURE</u>
	some assistance with their activities of daily living. Meals, housekeeping, and all utilities cost are included.	
	Substance Abuse Housing (SAH): Residential, transitional housing that provides eligible persons living with HIV/AIDS assistance and substance abuse treatment. Meals, housekeeping, and all utilities cost are included.	To provide substance abuse transitional housing for approximately 144 clients per year until FY 2012.
	Community Based Housing (CBH): Residential, transitional multi-person, multi-unit housing for eligible persons living with HIV/AIDS as an alternative to institutionalized care; to prevent or delay the need for such care; and to provide a transition setting with appropriate supportive services. Meals, housekeeping, and all utilities cost are included.	To provide community based transitional housing for approximately 75 clients per year until FY 2012.
	Mental Health Housing (MHH): Residential transitional housing that provides eligible persons living with HIV/AIDS experiencing Level I mental illness, supervision and some assistance with their activities of daily living. Meals, housekeeping, and all utilities.	To provide mental health transitional housing for approximately 60 clients per year until FY 2012.
	Facility Based Housing Programs: In FY 2012/2013 the transitional housing programs, ETH, ALF, CBH, MHH, SAH will be combined into to one activity. (facility based housing)	To provide facility based transitional housing for approximately 579 clients per year.
	Project Based Rent (PBR): Dedicated transitional or permanent apartment housing that provides rental support for eligible persons living with HIV/AIDS that require some assistance in independent living and can pay rent and utilities that is either 10% of their gross income or 30% of their adjusted income, whichever is greater. HCD pays the difference of the client rent to ensure clients are appropriately housed.	To provide transitional or permanent housing for approximately 175 clients per year.
	Tenant Based Rental	To provide permanent housing for

<u>GOAL</u>	<u>ACTIVITY</u>	<u>PERFORMANCE MEASURE</u>
	<b>Voucher (TBRV):</b> Permanent housing that provides rental support for eligible lower-income persons or families living with HIV/AIDS to live in private, independent apartment or single family homes. Clients are required to pay rent and utilities that is either 10% of their gross income or 30% of their adjusted income. HCD pays the difference of the client rent to ensure clients are appropriately housed.	approximately 240 clients per year
	<b>Short-Term Rental, Mortgage and Utilities Assistance (STRMU):</b> Financial support for eligible persons living with HIV/AIDS that require emergency financial assistance for payment of rent, mortgage, and/or utilities. Rent or mortgage payments will be limited to 21 weeks per year per household and will be made directly to the landlord or mortgage company.	To provide financial support for approximately 125 clients per year.
	<b>Permanent Housing Placement (PHP):</b> Financial support for eligible persons living with HIV/AIDS who are ready to move into independent housing that may require first, last and security deposits.	To provide financial support for approximately 125 clients per year.
	<b>Housing Case Management (HCM):</b> Provides eligible persons living with HIV/AIDS housing plans that establish or better maintain a stable living environment that is safe, decent; sanitary; reduces the risk of homelessness, and improve access to health care and support services.	To provide housing case management for approximately 600 clients per year.
	<b>HOPWA HMIS:</b> Homeless Management Information System (HMIS) will directly connect into the Broward County Ryan White consortia to reduce duplicated services within the housing programs, provide more comprehensive reporting and ensure the all HOPWA clients are receiving medical linkage that is	To provide support service linkages for approximately 1,844 clients per year.

<u>GOAL</u>	<u>ACTIVITY</u>	<u>PERFORMANCE MEASURE</u>
	the most appropriate to their health care needs.	

**Specific HOPWA Objectives**

**OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.