

MAY 8, 2025



2025–2026 Annual Action Plan Summary



Prepared by
City of Fort Lauderdale
Housing & Community Development (HCD) Division
914 Sistrunk Boulevard, Suite 103
Fort Lauderdale, FL 33311

Introduction

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

The 2025-2026 proposed Annual Action Plan is strategically designed to further the goal established in the Five-Year Consolidated Plan for 2025-2029, and the Commission to priorities for FY 2025-26.

HOME	\$624,207.61
CDBG	\$1,518,117.00
HOPWA	\$7,981,453.00

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

HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM	
<i>PROPOSED HOME ACTIVITIES FOR 2025-2026 BUDGET:</i>	\$ 624,207.61
<i>Project</i>	<i>Funding</i>
Administration	\$ 62,420.76
HOME Program Income	\$ -
<i>OTHER HOME ACTIVITIES</i>	\$ 561,786.85
CHDO Set-Aside	\$ 93,631.14
Additional CHDO Funding for Affordable Housing Activities	\$ 68,155.71
Housing Rehabilitation/Replacement	\$ -
Purchase Assistance	\$ -
Tenant Based Rental Assistance, Housing Opportunities Mortgage Assistance & Effective Neighborhood Solutions, Inc. (H.O.M.E.S. Inc.)	\$ 400,000.00

CHDO SET-ASIDE:

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

ADDITIONAL CHDO FUNDING FOR AFFORDABLE HOUSING ACTIVITIES:

This funding is earmarked as funding to be made available to Community Housing Development Organizations (CHDO) to further the Commission's top priority of affordable housing. Funding can be combined with other funding sources to develop housing for sale or for rent to households that meet the HOME program definition of low income or very low income. Development of new unit to provide permanent housing for low-income senior 65 years and older, households that meet the HUD definition of homeless and unaccompanied youths will be given priority consideration.

HOUSING REHABILITATION/REPLACEMENT:

Funds will be used to aid eligible homeowners within the City's target area of N.W. 7th Avenue on the east; Broward Boulevard on the south; I-95 on the west; and Sunrise Boulevard on the north. Funds will be used to make necessary improvements to ensure that the home is safe and meets current code requirements and reconstruction when units are beyond repair. Eligible improvements include, but are not limited to, roofing, electrical, plumbing, windows, ac/heating, ADA compliance and other structural items. The assistance is in the form of a 0% interest deferred loan for fifteen years with a maximum federal amount of \$205,000 for reconstruction and up to \$30,000.00 for home repairs.

PURCHASE ASSISTANCE:

Funds will be used to provide purchase assistance to qualified homebuyers for down payment assistance, closing cost assistance and/or principal reduction. Funds may be used to purchase a newly constructed or existing home including but limited to single-family homes, townhomes, villas, or community land trust properties. The maximum award per unit is \$75,000.00. The purchase price limit is \$331,000 for existing and \$332,000 for new construction. The assistance is in the form of a 0% interest deferred loan for fifteen years. The HOME homeownership value limits for the HOME units are 95%

of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data.

TENANT BASED RENTAL ASSISTANCE, HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE & EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC. (H.O.M.E.S INC.):

This program will provide up to twenty-four months of temporary rent assistance for eligible low-income residents of within the City of Fort Lauderdale

ADMINISTRATION:

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

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM	
PROPOSED CDBG ACTIVITIES FOR 2025-2026 BUDGET:	\$ 1,518,117.00
Project	Funding
Administration	\$ 303,623.40
CDBG Program Income	\$ -
CDBG PROGRAMMATIC ACTIVITIES	\$ 1,213,660.05
Minor Home Repair and Associated Project Delivery	\$150,000.00
Site Clearance for CDBO/CHDO (CIP Projects)	\$ -
NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)	
Housing Opportunities Mortgage Assistance & Effective Neighborhood Solutions, Inc. (H.O.M.E.S. Inc.)	\$136,767.45
COMMUNITY INVESTMENT PLAN - PUBLIC FACILITY/INFRASTRUCTURE IMPROVEMENTS	
Asphalt / ADA Sidewalk Improvements	\$ 700,000.00
PUBLIC SERVICE ACTIVITIES	\$ 226,892.60
Broward House	\$ 30,578.52
Broward Partnership for the Homeless, Inc.	\$ 33,078.52
Feeding South Florida	\$ 33,078.52
Oasis of Hope Community Development Corporation, Inc.	\$ 34,578.52
YMCA of South Florida	\$ 50,000.00
Food Forest Program	\$ 10,000.00
HOPE Fair Housing	\$ 35,578.52

PROJECT SUMMARY

HOUSING PROGRAMS:

Minor Home Repairs and Associated Project Delivery Cost Funds will be used to make emergency plumbing, roofing, electrical and structural repairs to owner occupied homes in the areas of greatest need. This program will target seniors and very low to low-income households.

SITE CLEARANCE FOR CBDO /CHDO AFFORDABLE HOUSING PROJECT:

Eligible Community Based Development Organizations (CBDO) and Community Housing Development Organization (CHDO) developing new affordable housing units with intent to provide jobs and housing to low-income households in the City limits of Fort Lauderdale may apply for these funds for the purposes of demolition and site clearing.

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA):

The purpose of this Neighborhood Revitalization Strategy Area (NRSA) is to continue the efforts of the past years to revitalize the northwest quadrant of the City. The boundaries for the NRSA are N.W. 7th Avenue on the east; Broward Boulevard on the south; I-95 on

the west; and Sunrise Boulevard on the north. The target area has been designed to be of manageable and efficient size, so that proposed activities can be accomplished within a five-year time frame.

HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE & EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC. (H.O.M.E.S., Inc.): Funds will be used for their supportive housing and self-sufficiency program under the transitional independent living (TIL) program for youth aged out of foster/ relative care. This program provides support services to at risk youth to prevent homelessness through employability skills training, internships, and job placements (temporary and permanent), financial literacy education and emergency assistance for food and transportation. **Participants to be served: 25**

COMMUNITY INVESTMENT PLAN - PUBLIC FACILITY/INFRASTRUCTURE IMPROVEMENTS: Funds projects within CDBG eligible areas, including infrastructure, asphalt and ADA sidewalk improvements.

PUBLIC SERVICE ACTIVITIES:

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

Broward House: Funds will be used to implement a physical activity curriculum for clients in Broward House's transitional housing facility and substance use treatment program. Funding Recommendation for this Activity: **Participants to be served: 85**

Broward Partnership for the Homeless: Funds will be used for the continued operation of the 230-bed Homeless Assistance Center (HAC) on Sunrise Boulevard. **Participants to be served: 1000**

Feeding South Florida: Funds will be used to provide nutritious, dietitian-approved meals to homebound seniors aged 60+ on fixed incomes. **Participant to be Served: 26**

Oasis of Hope Community Development Corporation, Inc.: Funds will be used to support low to moderate-income first-time homebuyers and homeowners at risk of foreclosure in the Fort Lauderdale area. **Participant to be Served: 420**

YMCA of South Florida: Funds will be used for the YMCA Employment Navigation (YEN) Program that empowers residents of the Sistrunk community and surrounding areas by connecting them to job-related resources, including skills training, certifications and employment opportunities, while addressing personal challenges such as childcare, healthcare and housing stability. **Participant to be Served: 250**

Food Forest Program: Funds will be used for the expansion of the Food Forest Program at Housing Authority properties within the City of Fort Lauderdale
Outcomes: 4 Housing Authority locations with a recommended expansion of the existing food forest at 1 Housing Authority location.

Housing Opportunities Project for Excellence, Inc HOPE Fair Housing Center): HUD requires that every municipality fund fair housing activity annually. HOPE Fair Housing Center provides fair housing education and outreach to residents of the City on fair housing issues, rights, and remedies. They will also address and update the City's Analysis of Impediments (AI) to Fair Housing. Funding Recommendation for this **Outcomes: 5 Fair Housing Workshops, 1 Annual Planning meeting and other activities with housing providers.**

CDBG ADMINISTRATION GENERAL ADMINISTRATION:

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

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM	
PROPOSED HOPWA ACTIVITIES FOR 2025-2026 BUDGET:	\$7,981,453.00
*Unspent prior years funding will be utilized first	
Project	Funding
Administration	\$239,443.59
Homeless Management Information System	\$60,000.00
Housing Quality Standards Inspector	\$120,000.00
Resource Identification	\$0.00
HOPWA PROGRAMMATIC ACTIVITIES	\$7,562,009.41
REQUESTING AGENCIES	
Broward House, Inc.	\$3,830,112.05
Facility Based Housing (FBH/FAC)	\$ 1,145,000.00
Project Based Rental Assistance (PBR)	\$ 1,190,038.05
Tenant Based Rental Voucher (TBRV)	\$ 1,495,074.00
Broward Regional Health Planning Council (BRHPC)	\$2,682,303.47
Permanent Housing Placement (PHP)	\$269,352.00
Short Term Rent, Mortgage, and Utilities (STRMU)	\$530,648.00
Tenant Based Rental Voucher (TBRV)	\$1,822,303.47
Temporary Emergency Housing Voucher (TEHV)	\$60,000.00
Mount Olive Development Corporation (MODCO)	
Project Based Rental Assistance (PBR), Additional \$82,812.11 funded from FY23/24	\$269,593.89
Care Resource Community Health Centers, Inc. (Care Resource)	
Non-Housing Supportive Services - Housing Case Management (HCM), Additional \$75,260.61 funded from FY23/24	\$266,500.00
Legal Aid Service of Broward County	
Non-Housing Supportive Services - Legal Services	\$190,000.00
Sunshine Social Services (SunServe)	
Non-Housing Supportive Services -Housing Case Management (HCM) Additional \$75,260.61 funded from FY23/24	\$323,500.00

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

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

PROJECT BASED RENTAL ASSISTANCE (PBR): Broward House Inc. & Mount Olive Development Corporation

PROJECT SUMMARY

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

TENANT BASED RENTAL VOUCHERS (TBRV): Funds will be used to provide support to lower-income HIV/AIDS persons or families rental assistance to live in private, independent apartment units. The household assisted will be required to pay no more than 10% of its gross income or 30% of adjusted income for rent and utilities, whichever

is greater. The voucher will pay the difference. A utility allowance will be used to determine utility costs. Payments will be made directly to the property owner or company and the designated utility company. No payments are made directly to a client. TBRV Program services is operated by waitlist. • Waitlist Application portal will be published in Sun Sentinel when vouchers will be available.

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

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

TEMPORARY EMERGENCY HOUSING VOUCHERS (TEHV): Care Resource Community Health Centers Inc., D/B/A Care Resource & Sunshine Social Services., D/B/A Sunserve

NON-HOUSING SUPPORTS: HOUSING CASE MANAGEMENT (HCM): Care Resource Community Health Centers Inc., D/B/A Care Resource & Sunshine Social Services., D/B/A Sunserve

Funds will be used to provide no direct financial assistance (i.e., no housing subsidy) to eligible participants. HOPWA activity includes 1) developing housing service plans that establishes or better maintains a stable living environment, 2) providing linkages to reduce the risk of homelessness, and 3) improving access to healthcare for participants who are not receiving facility-based housing, project based rental assistance or tenant

based rental assistance services. Provider shall 1) assists participants in applying for short term rent, mortgage and utility or permanent housing placement assistance, 2) assist participants who are transitioning from facility-based housing, project based rental assistance or tenant based rental assistance programs to self-sufficiency, and 3) collaborate with the legal services Provider.

NON-HOUSING SUPPORTS: LEGAL SERVICES: Care Resource Community Health Centers Inc., D/B/A Care Resource & Sunshine Social Services., D/B/A Sunserve

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

HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS): Funds will be used to provide an automated service delivery system connecting HOPWA resources with the lead Continuum of Care Agency that manages health care services and support under the Ryan White Care Act.

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

HOUSING QUALITY STANDARDS INSPECTOR: Funds will be used to annually inspect approximately 800 units for compliance with HUDs' Housing Quality Standards (HQS) prior to approval of any new rental lease, move in assistance, homeless prevention assistance and/or new housing assistance payment (HAP) contract, as well as during the annual re-certification process. Complete the HUD-52580 report form for all initial, annual, failed, and special inspections. Complete reports are made a part of participant's (tenant's) file.

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