



# City of Pompano Beach

FY 2015-2020 Consolidated Plan  
FY 2015-2016 Action Plan

**FINAL DRAFT**

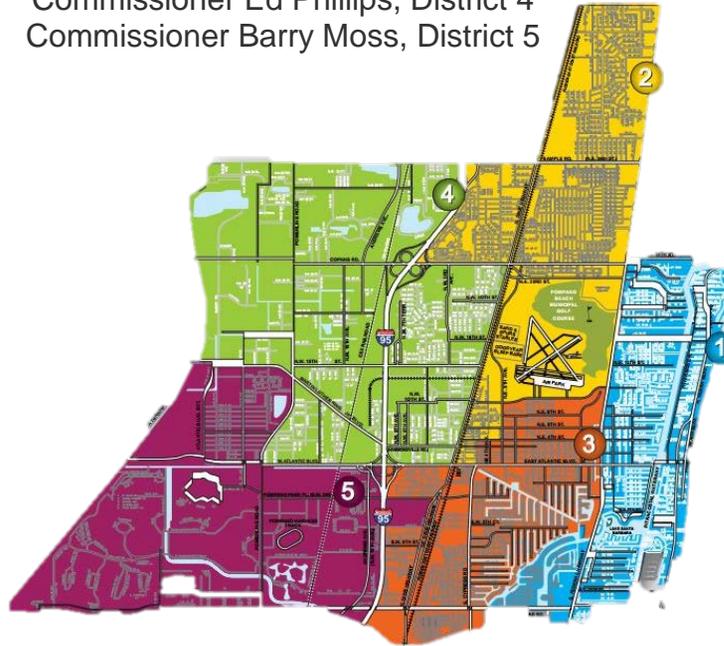
Office of Housing and Urban Improvement  
100 West Atlantic Blvd. Suite 220  
Pompano Beach, FL 33060



# City of Pompano Beach FY2015-2020 Consolidated Plan FY2015-2016 Annual Action Plan

## Pompano Beach City Commissioners

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## FOREWORD

The United States Department of Housing and Urban Development (HUD) requires that all entitlement jurisdictions whom receive funding under the Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME) programs develop a Consolidated Plan for community development no less than every five years, and an Annual Action Plan every year. The City of Pompano Beach Consolidated Plan identifies priority needs related to affordable housing, homelessness, public services, special needs populations, public improvements, and economic development based on local market statistical analysis, needs assessments, and public input via a citizen participation process.

In 2012 HUD created a new system for reporting any Consolidated Plan documentation. This new system in HUD's Integrated Disbursement and Information System (IDIS), the eCon Planning Suite, is in Beta-Testing as municipalities run through its first cycle. The eCon Planning Suite has presented numerous issues for the development team in regards to accessing the portal in a consistent manner, logistical bugs and system failure, adaptability and usability in functions and data collection and overall user-friendly interaction and data congruence. The HUD representatives have been highly responsive and diligent in working to amend and improve the eCon Planning Suite in this beta-testing phase of the program. The Pompano Beach Consolidated Plan development team has taken this opportunity to learn along with HUD as they develop the new eCon Planning Suite online system.

In anticipation of the unique challenges this new system presents, the development team advocated for a draft to be reviewed by the public during the drafting phase considering, due to security guidelines, the administrative controls in the eCon Planning Suite are limited to the targeted municipality staff and contract experts overseeing the creation of Consolidated Plan, whom collectively make up the Pompano Beach Consolidated Plan development team. Another factor in this new system processing is that the pre-populated data from HUD is expansive and in effect, can be inconsistent with more up-to-date local data. However, the data presented is the required data through the HUD IDIS, eCon Planning Suite and therefore, the most comprehensive data available for creating this Consolidated Plan. It is with these findings and understandings that the following draft 2015-2020 Consolidated Plan for Pompano Beach, Florida is presented.

For more information about HUD's eCon Planning Suite program please visit, <https://www.hudexchange.info/consolidated-plan/econ-planning-suite/>

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## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

This section of the Consolidated Plan will examine data and draw conclusions as to what the critical housing needs are in the City of Pompano Beach. The common types of housing problems affecting the City of Pompano Beach households and the types of families facing these problems will be identified. Strategies will be developed that can be implemented through HUD-funded programs to help alleviate the identified housing problems and help ensure there is an adequate supply of affordable housing for every segment of the population, including all racial and ethnic groups and special needs populations such as persons with disabilities. Furthermore, the current needs for Non-Housing Community Developments will be evaluated to determine what categories of CDBG federal funds should be prioritized during the 2015-2020 planning period to meet these needs. While HUD requires data to be included in the Consolidated Plan for four (4) income groups, including persons with incomes of 80-100% of AMI, analysis of the data and corresponding conclusions are only calculated on the three (3) lower income groups of 0-30%, 30-50% and 50-80% of AMI.

#### **NA-10 Housing Needs Assessment**

According to the data provided in this section, the housing problems affecting the City of Pompano Beach households include: substandard housing (lack of complete plumbing, kitchen facilities); overcrowding; and housing cost burden. Of the City of Pompano Beach's over 41 thousand households; only 1.02% of those units are substandard, lacking complete plumbing or kitchen facilities; 3.4% are overcrowded; and 68% are housing cost burdened, according to the HUD pre-populated data in Tables 1-8.

### **NA-15 Disproportionately Greater Need: Housing Problems**

In this section of the Needs Assessment, a description of the need of any racial or ethnic group that has a disproportionately greater need (at least 10% points higher) will be explored. The categories of Area Median Income for 0-30%, 30-50%, 50-80% and 80-100% will be displayed in Tables 9-12. From the analysis of the HUD pre-populated data contained in Tables 9-12 it appears that the level of need between racial and ethnic groups is Proportional to the City of Pompano Beach's overall population. The gap between the percentage of need and percentage of population of the individual groups does not rise to the HUD definition of 10% to be classified as "Disproportionately Greater Need".

### **NA-20 Disproportionately Greater Need: Severe Housing Problems**

In this section of the Needs Assessment, a description of the types of common severe housing problems faced by racial or ethnic segments of the population and the severity of each housing problem will be explored. The categories of Area Median Income for 0-30% 30-50%, 50-80%, 80-100% will be displayed in Tables 13-16. The level of need between ethnic groups is Proportional to the City of Pompano Beach's overall demographic population.

### **NA-25 Disproportionately Greater Need: Housing Cost Burdens**

In this section of the Needs Assessment a description of households that would be considered cost burdened whereby spending greater than 30% of their income on housing costs, will be explored. The categories of Cost Burdens of spending

between 30-50% and >50% of the household income will be displayed in Table 17. The level of need between ethnic groups is Proportional to the City of Pompano Beach’s overall demographic population.

**NA-30 Disproportionately Greater Need: Discussion**

In this section of the Needs Assessment, we will explore the potentially disproportionately greater need, which is displayed in Tables 9-17. Please see above for the conclusions and results from Tables 9-17.

**NA-35 Public Housing**

This section of the Needs Assessment examines the number and types of public housing programs and services and Section 8 Housing Choice Voucher programs available to low-income in residents through the Pompano Beach Housing Authority (PBHA).

**NA-40 Homeless Needs Assessment**

In this section of the Needs Assessment, we will provide data and information for Broward County as a whole since City of Pompano Beach specific data is unavailable. Chronically homeless individuals and families, families with children, and veterans and their families, will be addressed. According to the Broward County Continuum of Care, the City of Pompano Beach has the lowest percentage of “at risk homeless” population of cities in the county at 4%.

**NA-45 Non-Homeless Special Needs Assessment**

In this section of the Needs Assessment, we will describe the characteristics of the City of Pompano Beach’s special population groups including Farmworkers, Persons with HIV/AIDS and Persons with Disabilities. Due to the lack of specific information on special needs populations at the City level, the discussions regarding population characteristics of people with special

needs we will refer to Broward County as a whole with the assumption that a portion of the special needs population resides within the City of Pompano Beach. Broward County's total Farmworker population is estimated at 1,608. Broward County's total population with disabilities over the age of 16 consists of approximately 143,631 persons. U.S. Census, American Community Survey 2010 data indicates that there are 15,209 persons with disabilities in the City of Pompano Beach.

### **NA-50 Non-Homeless Community Development Needs**

In this section of the Needs Assessment, we will describe the needs for Public Facilities, Public Improvements, and Public Services in the neighborhoods that make up the City of Pompano Beach.

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

### Summary of Housing Needs

In this section of the Consolidated Plan we will examine the current status of the City of Pompano Beach’s housing stock to determine what types of housing problems exist among all segments of the population (single persons, families, persons with special needs, etc.) in order to create strategies that can be implemented through the City’s HUD-funded programs. An examination of the available data was undertaken to determine the current status of the City of Pompano Beach’s housing stock concerning incomplete facilities, housing cost burden and overcrowding.

According to the HUD pre-populated data provided in this section, the housing problems affecting the City of Pompano Beach households are substandard housing (lack of complete plumbing, kitchen facilities), overcrowding and housing cost burden. Of the City of Pompano Beach’s 41,641 households as of 2011 data; only 1.02% of those units are substandard, lacking complete plumbing or kitchen facilities; 3.4% are overcrowded; and 68% are housing cost burdened.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	100,205	100,307	0%
Households	43,604	41,641	-5%
Median Income	\$36,073.00	\$39,943.00	11%

**Table 1 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

<b>Demographics</b>	<b>Base Year: 2010</b>	<b>Percentage</b>
Jurisdiction as a Whole	99,845	100%
White	62,515	62.6%
Black/African American	28,849	28.9%
Asian	1,302	1.3%

<b>Demographics</b>	<b>Base Year: 2010</b>	<b>Percentage</b>
American Indian, Alaskan Native	285	0.3%
Pacific Islander	49	.0004%
Hispanic (Duplicated Count)	17,509	17.5

Data Source: 2010 Census

<b>Income Level</b>	<b>Households</b>	<b>Percentage</b>
0-30% AMI	8,905	21.1%
30.1-50% AMI	7,551	17.9%
50.1-80% AMI	8,102	19.2%
Total – 0-80% AMI	24,558	58.2%
Jurisdiction as a whole	42,181	100%

Data Source: 2010 Shimberg Center for Housing Studies

### Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	8,615	7,435	8,040	4,325	13,225
Small Family Households *	2,270	2,380	2,875	1,580	5,300
Large Family Households *	610	275	535	275	340
Household contains at least one person 62-74 years of age	1,790	1,675	1,360	834	2,705
Household contains at least one person age 75 or older	1,945	1,590	1,590	465	1,800
Households with one or more children 6 years old or younger *	1,275	1,069	1,075	545	330

\* the highest income category for these family types is >80% HAMFI

**Table 2 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	225	85	35	25	370	15	10	30	0	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	145	20	75	0	240	60	40	0	15	115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	230	205	160	160	755	75	55	130	45	305
Housing cost burden greater than 50% of income (and none of the above problems)	3,355	1,380	500	0	5,235	2,160	1,595	1,150	275	5,180

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	190	1,400	1,510	270	3,370	355	1,140	1,320	660	3,475
Zero/negative Income (and none of the above problems)	475	0	0	0	475	675	0	0	0	675

**Table 3 - Housing Problems Table**

Data 2007-2011 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,950	1,690	775	190	6,605	2,305	1,705	1,310	335	5,655
Having none of four housing problems	510	1,665	2,535	1,655	6,365	705	2,375	3,420	2,155	8,655
Household has negative income, but none of the other housing problems	475	0	0	0	475	675	0	0	0	675

**Table 4 - Housing Problems 2**

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,500	1,320	900	3,720	410	665	1,030	2,105
Large Related	345	175	135	655	170	70	85	325
Elderly	1,185	510	480	2,175	1,490	1,470	705	3,665
Other	1,045	1,005	650	2,700	580	600	690	1,870
Total need by income	4,075	3,010	2,165	9,250	2,650	2,805	2,510	7,965

**Table 5 - Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

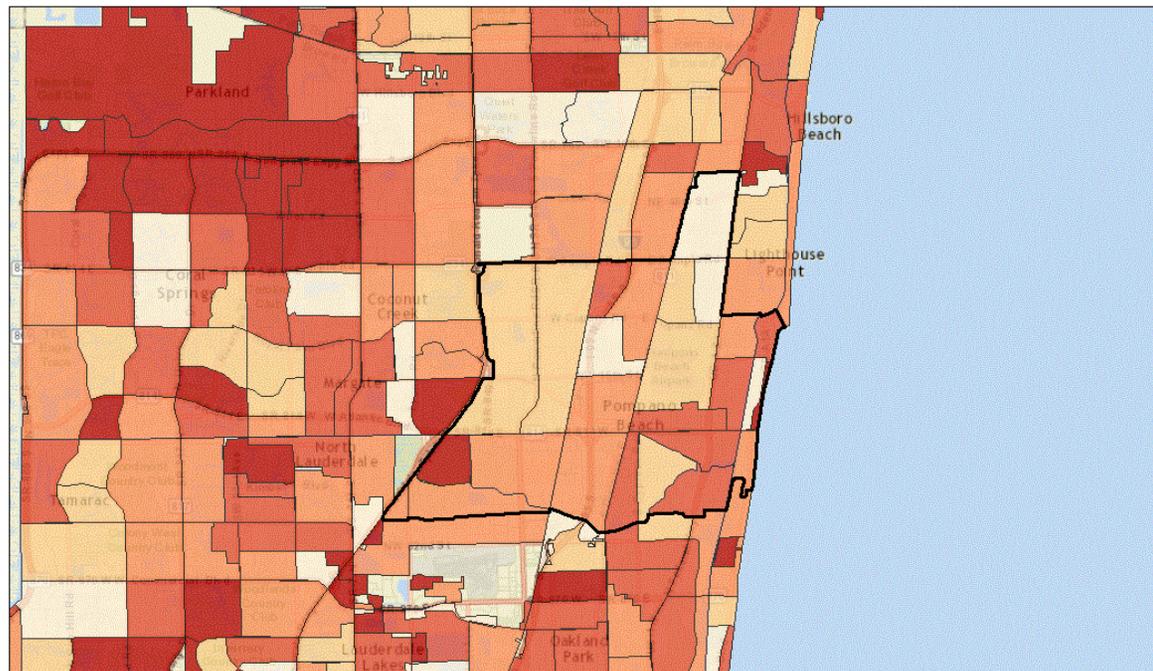
4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,370	555	145	2,070	365	500	480	1,345
Large Related	325	60	0	385	170	70	10	250
Elderly	1,075	295	290	1,660	1,300	610	275	2,185
Other	1,045	575	115	1,735	465	490	375	1,330
Total need by income	3,815	1,485	550	5,850	2,300	1,670	1,140	5,110

**Table 6 - Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

CPD Maps - ELI - % of ELI Households with Severe Cost Burden



October 28, 2014

Override 1 ELIHHWthCostBurden  
**T8\_LE30\_CB50\_PCT**  
 <51.85%  
 51.85-65.08%  
 65.08-78.57%  
 78.57-92.11%  
 >92.11%

1:131,910  
 0 1 2 4 mi  
 0 1.75 3.5 7 km  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P. Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps - ELI - % of ELI Households with Severe Cost Burden

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	370	209	155	75	809	45	95	100	40	280
Multiple, unrelated family households	25	15	100	20	160	90	0	30	19	139

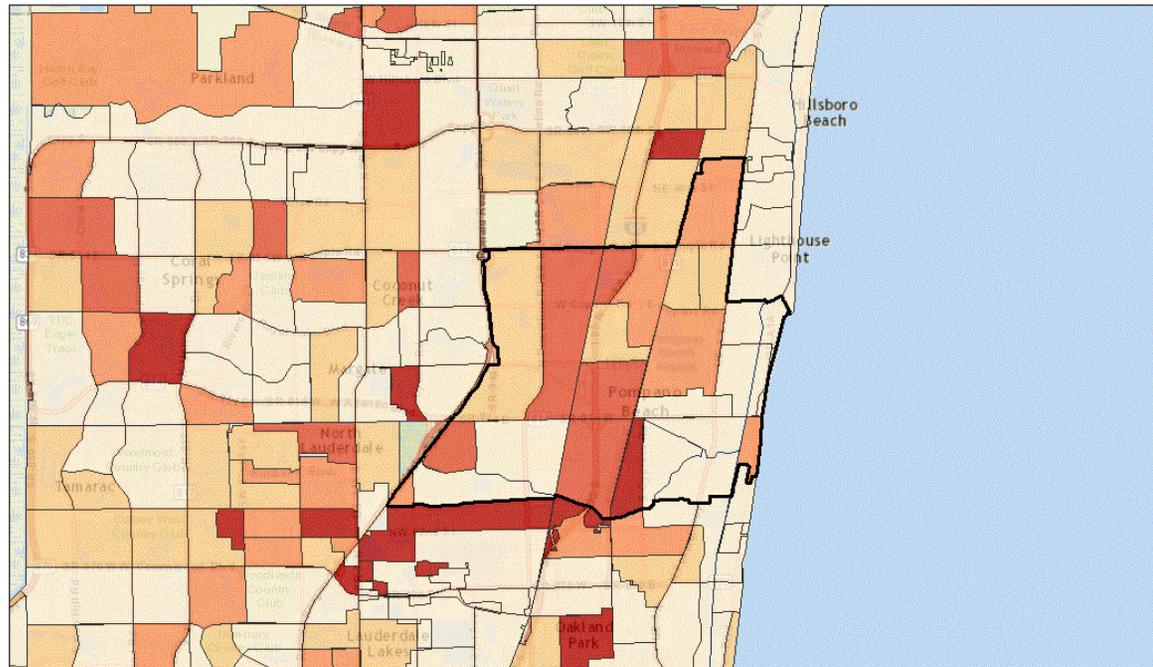
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	0	65	65	0	0	0	0	0
Total need by income	395	224	255	160	1,034	135	95	130	59	419

**Table 7 – Crowding Information – 1/2**

Data 2007-2011 CHAS

Source:

CPD Maps - % of LI Households with overcrowding



October 28, 2014

Override 1 LIHWWithOvercrowding  
 T10\_LE50\_OC\_PCT  
 Legend:  
 <0.89% (light yellow)  
 0.89-4.21% (orange)  
 4.21-8.70% (light red)  
 8.70-12.35% (red)  
 >12.35% (dark red)

Scale: 1:131,910  
 0 1 2 4 mi  
 0 1.75 3.5 7 km  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, i-cubator, P. Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

**CPD Maps - % of LI Households with overcrowding**

Consolidated Plan

POMPANO BEACH

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

**Table 8 – Crowding Information – 2/2**

Data Source Comments:

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

Data for the actual number of Single Person Households and need for housing assistance of Single Person Households is not readily available. The U.S. Census Bureau data from the 2010 Census indicates that the number of Single Person Households in the City of Pompano Beach is 15,490 out of 42,182 (2011 Data indicates 41,641 total households) total households. Therefore Single Person Households represents approximately 36.7% of the total households.

	Pompano Beach city, Florida
<b>Total:</b>	<b>42,182</b>
1-person household	15,490
2-person household	14,098
3-person household	5,271
4-person household	3,720
5-person household	1,914
6-person household	903
7-or-more-person household	786

Data Source: U.S. Census Bureau 2010

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

According to the latest data available, provided by 2013 ACS Data, there are approximately 15,209 persons with disabilities in the City of Pompano Beach. Which makes up 15.2% of the City of Pompano Beach’s total population.

The Shimberg Center for Housing Studies does not provide a detailed breakdown of the disabled at the city level, so for the purpose of this analysis, we utilized Broward County data for the most part. Single Family homes are the typical type of housing that households with a member with a disability reside in with 314,165 Broward county households. The 2013 Shimberg Center for Housing Studies Special Needs Inventory Report states that there are 25,669 owner-occupied households containing at least one person with a disability with a 30 percent or greater housing cost burden, and 19,126 renter households containing at least one person with a disability with a 30 percent or greater housing cost burden.

In 2013-2014, the Women in Distress of Broward County Annual Report reflected that more than 6,000 incidents of domestic violence were reported to law enforcement, 11 of which resulted in death. An estimated 3,164 adults and children are served each year. Families stayed an average of 60 nights in the shelter. 967 children are served with over 5,000 hours of counseling. According to a report from the Florida Coalition Against Domestic Violence, persons with a low socioeconomic status or making \$7,500 or less per year are twice as likely to become victims of sexual assault or exploitation. The report states that affordable housing programs such as public housing and Section 8 assisted housing can be beneficial to protect low socioeconomic status populations by providing clean and safe housing and supportive services to avoid becoming victims of sexual assault. The report also addresses the federal Violence Against Women Act (VAWA) that provides housing protections for domestic violence, dating violence and stalking, but does not provide housing protection for sexual assault. Nationally, 57% of all homeless women report that domestic violence was the immediate cause of their homelessness. Additionally, 38% of all victims of domestic violence become homeless at some point in their lives. A victim of domestic violence will often leave an abuser multiple times before finally escaping the violence, therefore, experiencing multiple periods of homelessness.

### **What are the most common housing problems?**

The most common housing problems affecting the City of Pompano Beach households are substandard housing (lack of complete plumbing, kitchen facilities), overcrowding and housing cost burden. According to the HUD pre-populated data in the Housing Needs Summary Table 3, there are an estimated 425 substandard households, which represents approximately 1% of housing stock, which is low in comparison to other Florida communities. There are 355 households suffering severe overcrowding (1.51 or more persons per room) according to HUD pre-populated data on Table 3. There are 1,453 households suffering from overcrowding (1.01-1.5 persons per room). There are 17,215 households suffering from a housing cost burden of 30 percent or greater according to HUD pre-populated data on Table 5. Which means the household spends 30 percent or more per month on housing costs. There are 10,960 households suffering from a severe housing cost burden of 50 percent or greater according to HUD pre-populated data on Table 6. Which means the household spends 50 percent or more per month on housing costs. There are a total of 28,175 households suffering some level of housing cost burden, representing 68% of the total housing units.

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

According to the HUD pre-populated data provided in Table 4, renter occupied households appear to suffer the most from the common types of housing problems. 6,605 renter-occupied households and 5,655 owner-occupied households are reportedly suffering from one or more of the common housing problems. Overall the number of substandard units (according to HUD's definition) is relatively small at 425 units.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The needs and characteristics of low-income individuals and families with children vary; however, the main underlying issue lies within the housing cost burden analysis. There are a number of ways to address housing cost burden, including, reduced rent and transitional housing, assistance in short-term rent payment, developing individual financial planning assessment and assisting other support centers.

According to the housing cost burden data from Tables 5 and 6, there are 4,075 renter households and 2,650 owner occupied households with very low incomes (0-30% AMI) with a 30 percent or greater and 3,815 renter households and 2,300 owner occupied households with very low incomes (0-30%) with a 50 percent or greater housing cost burden. These households are considered at imminent risk of either residing in shelters or becoming unsheltered according to CFR 91.205 (c)/91.305 (c).

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

The State of Florida defines at-risk groups as households containing persons with disabilities and low and very-low income households, also experiencing common housing problems such as a housing cost burden of 30 percent or greater or severe housing cost burden of 50 percent or greater. For the purpose of this Consolidated Plan, the City has elected to adopt the State's definition of at-risk population.

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

The most specific housing characteristic that has been linked with instability and an increased risk of homelessness is housing cost burden. Housing cost burden affects 68 percent of the City of Pompano Beach's households, a total of 28,175 households out of a total housing stock of 41,641. If a household is spending more than 30 percent, and sometimes more than 50 percent of their monthly income on housing costs, that means that the housing unit is unaffordable and can lead to other problems such as neglecting other costs that must be sustained in order to live in a safe and decent environment. It also means that any unexpected extra expense such as a medical emergency could result in an inability to meet housing expenses and result in homelessness. The Broward County Continuum of Care network within the City of Pompano Beach is experiencing this phenomena first hand with their homeless and at-risk of homelessness populations.

**Discussion**

With the HUD pre-populated data provided in Tables 1 through 8 above and the narratives in the Housing Needs Assessment Section, it can be concluded that common housing problems such as lack of complete facilities, overcrowding, and housing cost burden have a profound effect on all households types and income levels. With housing cost burden affecting a large percent (68%) of all City of Pompano Beach households, and especially at-risk of homelessness groups, it can be concluded that housing cost burden is the housing problem with the biggest negative impact on affordable housing.

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

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

### Introduction

The Tables in this section of the Consolidated Plan describe the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. A disproportionately greater need exists when the members of a particular racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The discussion portion of this section of the Needs Assessment provides data on racial or ethnic groups, by income levels, that have a disproportionate greater need overcoming housing problems.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,230	570	925
White	2,755	315	755
Black / African American	1,730	190	135
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	685	65	35

**Table 9 - Disproportionately Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,430	945	0
White	3,225	635	0
Black / African American	1,310	215	0
Asian	40	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	815	75	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,105	2,860	0
White	2,925	1,890	0

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	1,110	539	0
Asian	45	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	975	405	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,215	2,615	0
White	1,365	1,845	0
Black / African American	495	440	0
Asian	0	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	310	230	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

## Discussion

In order to determine whether or not there is a disproportionately greater need for households with housing problems in each income level group, it must be determined whether or not a single segment of the racial and ethnic population suffers from a 10 percentage points or more need in a particular category. To calculate the percentage of housing problems experienced by each group, the number of households with a housing problem within the jurisdiction as a whole is divided by the total number of households within a specific group.

For the 0-30 percent area median income category for households experiencing one or more housing problems, White households represent 52.6 percent of the total jurisdiction as a whole for this income category (62.6% of the total city population). The Black/African American group makes up for 33 percent of the total jurisdiction for their respective category (28.9% of the total city population) and Hispanic group (which is a duplicated count in the White and Black category) make up for 13.1 percent of the total jurisdiction as a whole (17.5% of the total city population).

For the 30-50 percent area median income category for households experiencing one or more housing problems, White households represent 59.4 percent of the total jurisdiction as a whole for this income category (62.6% of the total city population). The Black/African American group makes up for 24.1 percent of the total jurisdiction for their respective category (28.9% of the total city population) and Hispanic group (which is a duplicated count in the White and Black category) make up for 15 percent of the total jurisdiction as a whole (17.5% of the total city population.)

For the 50-80 percent area median income category for households experiencing one or more housing problems, White households represent 57.3 percent of the total jurisdiction as a whole for this income category (62.6% of the total city population.) The Black/African American group makes up for 21.7 percent of the total jurisdiction for their respective

category (28.9% of the total city population) and Hispanic group (which is a duplicated count in the White and Black category) make up for 19 percent of the total jurisdiction as a whole (17.5% of the total city population.)

Therefore, in all three (3) income categories the gap between the percentage of need and the percentage of population of the group does not rise to the HUD definition of 10% greater need to be classified as “Disproportionately Greater Need.”

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

### Introduction

In this section of the Needs Assessment, the available data will be examined to determine the types of common housing problems faced by particular racial or ethnic segments of the population and the severity of each housing problem. A disproportionately greater need exists when the members of a particular racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. If a disproportionate greater need exists, feasible strategies will be developed to help address the particular need to reduce or eliminate the severe housing problems facing that demographic.

### 0%-30% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	4,740	1,060	925
White	2,515	555	755
Black / African American	1,510	410	135
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	660	95	35

**Table 13 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,375	2,995	0
White	2,070	1,790	0
Black / African American	765	760	0
Asian	40	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	500	385	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,080	5,890	0
White	1,145	3,665	0
Black / African American	300	1,350	0
Asian	15	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	590	795	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	645	4,190	0
White	320	2,890	0
Black / African American	185	760	0
Asian	0	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	400	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

### **Discussion**

In order to determine whether or not there is a disproportionate greater need for households with severe housing problems in each income level group, it must be determined whether or not a single segment of the racial and ethnic population suffers from 10 percentage points or more need in a particular category, compared to the jurisdiction as a whole. To calculate the percentage of housing problems experienced by each group, the number of households with a housing problem within the jurisdiction as a whole is divided by the total number of households within a specific group. The results shown below address the percentages of households, by race group, that have severe housing problems.

For the 0-30 percent area median income category for households experiencing one or more severe housing problems, White households represent 53 percent of the total jurisdiction as a whole for this income category (62.6% of the total city population). The Black/African American group makes up for 31.8 percent of the total jurisdiction for their respective category (28.9% of the total city population) and Hispanic group (which is a duplicated count in the White and Black category) make up for 13.9 percent of the total jurisdiction as a whole (17.5% of the total city population).

For the 30-50 percent area median income category for households experiencing one or more severe housing problems, White households represent 61.3 percent of the total jurisdiction as a whole for this income category (62.6% of the total city population.) The Black/African American group makes up for 22 percent of the total jurisdiction for their respective category (28.9% of the total city population) and Hispanic group (which is a duplicated count in the White and Black category) make up for 14.8 percent of the total jurisdiction as a whole (17.5% of the total city population.)

For the 50-80 percent area median income category for households experiencing one or more severe housing problems, White households represent 55 percent of the total jurisdiction as a whole for this income category (62.6% of the total city population.) The Black/African American group makes up for 28.3 percent of the total jurisdiction for their respective category (28.9% of the total city population) and Hispanic group (which is a duplicated count in the White and Black category) make up for 14.4 percent of the total jurisdiction as a whole (17.5% of the total city population.)

Therefore, in all three (3) income categories the gap between the percentage of need and the percentage of population of the group does not rise to the HUD definition of 10% greater need to be classified as “Disproportionately Greater Need.”

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

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

**Introduction:  
Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,175	9,985	10,445	940
White	15,670	6,280	6,445	755
Black / African American	2,845	2,085	2,460	155
Asian	230	80	85	0
American Indian, Alaska Native	35	0	0	0
Pacific Islander	20	0	0	0
Hispanic	2,265	1,395	1,380	35

**Table 17 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

**Discussion:**

In order to determine whether or not there is a disproportionate greater need for households with housing cost burden in each income level group, it must be determined whether or not a single segment of the racial and ethnic population suffers from a 10 percentage points or more need in a particular category, compared to the jurisdiction as a whole. To calculate the percentage of housing problems experienced by each group, the number of households with a housing problem within the jurisdiction as a whole is divided by the total number of households within a specific group. The results shown below address the percentages of households, by race group, suffering some level of cost burden.

Table 17 above depicts housing cost burdens information for the City of Pompano Beach by each racial and ethnic group. Once again the category for Hispanic is a duplicated count with white and black/African American. The column of 30-50% indicate households which are cost burdened and the column of 50% or greater indicates households which are severely cost burdened.

According to Table 17 which is a HUD pre-populated chart a total of 21,370 households out of the City's 41,641 are experiencing a level of housing cost burden which represents a large percentage of the total households. It is interesting to note that in Tables 5-6 (also HUD pre-populated data) the number of housing cost burdened households equals 28,175 as opposed to the 21,370 displayed in Table 17. In either case the statistic indicates a serious problem with housing cost burden within the City of Pompano Beach. Divided by racial and ethnic groups the data roughly tracks the City's population as follows: Whites account for 62.6 percent of the City's population and represent 62.3 percent of households that are cost burdened. Black/African Americans account for 28.9 percent of the City's population and represent 23.2 percent of households that are cost burdened. Hispanics account for 17.5 percent of the City's population and represent 13.6 percent of households that are cost burdened. And finally Asians account for 1.3 percent of the City's population and represent less than 1 percent of households that are cost burdened. Therefore, the City's experience with housing cost burden is nearly directly proportionate with its population.

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

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

According to 24 CFR 91.305, a disproportionately greater need exists when the members of a particular racial or ethnic group at a given income level experience-housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The discussion portion of this section of the Needs Assessment provides data on racial or ethnic groups, by income levels, that may be experiencing a disproportionate greater need overcoming housing problems.

According to the HUD pre-populated data provided in Tables 9-17, the City's population divided by the racial and ethnic groups identified needs, pertaining to the following: one or more housing problems, severe housing problems and housing cost burden generally track and are Proportionate to the overall population of the City. Therefore none of the identified racial or ethnic groups meet the HUD definition of "Disproportionately Greater Need" impacts.

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

Our community is experiencing serious needs with housing problems, severe housing problems and housing cost burden. However, these needs are addressed annually in our Annual Action Plan within the scope of our ability to fund those needs.

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

While areas of the City have higher concentrations of housing problems (our CDBG target areas for example) due to socio-economic conditions of these specific neighborhoods, they are not disproportionately greater need according to the HUD definition and the data HUD provided in Tables 9-17.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

The programs provided by public housing authorities depend upon funding availability and need. There are two general types of programs, as categorized by HUD: Public Housing Programs and Section 8 Programs. HUD's provided pre-populated data from the Public Housing Information Center (PIC) shows 871 vouchers, we felt it prudent to use more updated information from the Pompano Beach Housing Authority (PBHA), which states there are 918 Section 8 Housing Choice Vouchers currently in use in Pompano Beach. Project based Section 8 housing voucher programs are government-based programs that provide rental housing to low-income households in privately owned and managed rental units. The subsidy stays with the building; when you move out, you no longer benefit from the rental assistance. Tenant-based Section 8 Housing Choice Voucher programs provide an increase in affordable housing choice for very-low income families. Families with tenant-based Section 8 Housing Choice Vouchers choose and lease safe, decent, and affordable privately owned rental housing. Families apply for the tenant-based vouchers through the PBHA. The PBHA pays the owner of the privately owned rental housing development the difference between 30 percent of adjusted family income and a PBHA determined payment standard.

Please note that the data displayed in Tables 18-21 below reflect HUD pre-populated data determined in the online IDIS eCon Planning Suite under the new Consolidated Plan guidelines and format established in 2014. The OHUI has elected to use a combination of the pre-populated data with other credible data sources to complete the narratives in the Needs Assessment section of this Consolidated Plan to provide a more accurate record of the current needs of public housing residents in Pompano Beach.

## Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	871	0	871	0	0	0

**Table 18 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center) Please note:

## Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	15,177	0	15,177	0	0	
Average length of stay	0	0	0	7	0	7	0	0	
Average Household size	0	0	0	3	0	3	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	0	92	0	92	0	0	
# of Disabled Families	0	0	0	145	0	145	0	0	
# of Families requesting accessibility features	0	0	0	871	0	871	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

**Table 19 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	72	0	72	0	0	0
Black/African American	0	0	0	798	0	798	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 20 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	45	0	45	0	0	0
Not Hispanic	0	0	0	826	0	826	0	0	0

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

**Table 21 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

According to the Pompano Beach Housing Authority (PBHA), there are no public housing tenants and applicants on the waiting list for Section 504 accessible units at this time. All public housing units managed and operated by the PBHA were constructed in compliance with Section 504 requirements. In the event that tenant or applicant’s unit is in need of further modification or accommodation, the PBHA provide any additional assistance to ensure the tenant or applicant maintains a safe and healthy living environment.

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

According to the Pompano Beach Housing Authority (PBHA), one of the most immediate needs of residents of Public Housing and Housing Choice Voucher holders is additional supportive services opportunities such as job training, and financial and homeownership counseling. The PBHA administers the Family Self-Sufficiency (FSS) program, but one incentive program for 981 voucher holders and 474 public housing residents is not sufficient. Furthermore, the FSS program only benefits Section 8 Housing Choice Voucher recipients and not public housing residents.

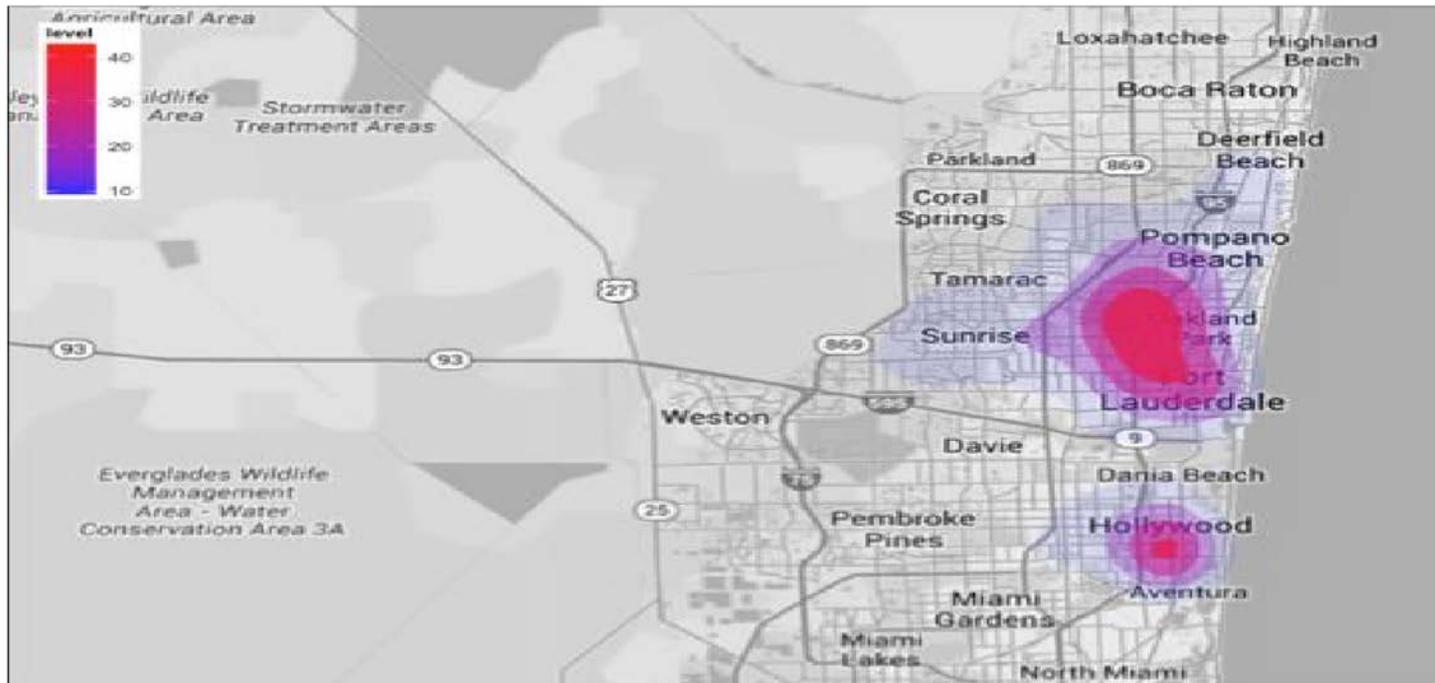
### **How do these needs compare to the housing needs of the population at large**

Housing supportive services are generally an immediate need for all low- to moderate-income households citywide. Households with an income that falls below 80 percent of the area median income (AMI) are at a greater risk of suffering from one or more of the common housing problems such as substandard housing, overcrowding, and housing cost burden. Due to this realization, it can be concluded that supportive services opportunities such as job training, and financial and homeownership counseling can be beneficial to the population at large, as well as families residing in public housing or Section 8 Housing Choice Voucher recipients.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Broward County has been a leader in efforts to end homeless since the 1980's. The County's Point-in-Time Count Report (PIT), HUD Continuum of Care grant and 10 Year Plan to End Homelessness are executed by the Broward County Continuum of Care Board (HCB). The Broward Partnership, a 501(c)3 organization, is a major partner in raising and allocating funds for housing, medical care (including behavioral and dental health), supportive services and job training.



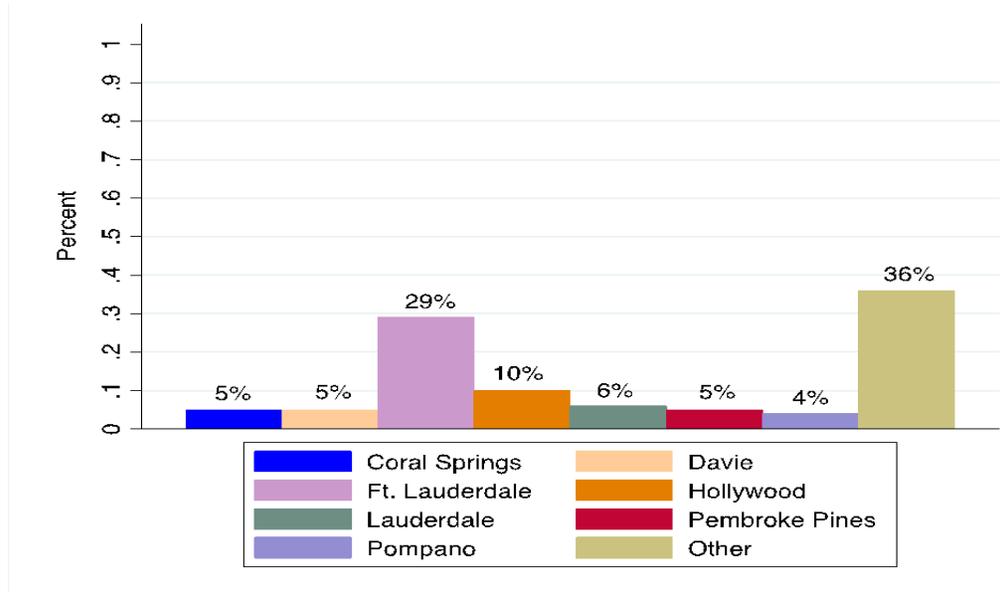
GIS Homeless Map, Broward County

Source: 2014 PIT

Homelessness in the City of Pompano Beach includes: individuals, families, people who struggle with substance abuse and mental illness, youth who have aged out of foster care, and runaway youth, who lack a fixed, regular and adequate nighttime residence, or whose primary residence is:

- Sharing the housing of another person due to loss of housing, economic hardship, or a similar reason;
- Living in a motel, hotel, travel trailer park, or campground due to lack of alternative, adequate accommodations;
- Living in an emergency or transitional shelter;
- A primary nighttime residence that is a public or private place not designed for or ordinarily used for human beings;
- Living in a car, park, public place, abandoned building, bus or train station, or similar setting;
- A migratory individual who qualifies as homeless because he or she is living in circumstances described above

Based on the Department of Housing and Urban Development's definition, a person is considered homeless if they are living on the street, or are living in an emergency shelter or transitional housing. Data is not available on homelessness in the City of Pompano Beach, so this document relies on Broward County data. According to the Broward County Homeless Continuum of Care Board's (HCB) 2014 Point-In-Time Report of Homelessness in Broward County (PIT) the total number of homeless persons county wide dropped by 2.9 percent from 2,810 to 2,766 while unsheltered persons increased by 6.2 percent from 829 to 879. The difference in homeless counts between 2013 and 2014 is not statistically significant. Pompano Beach's population at risk of homelessness is the lowest contributor to the county total.



At Risk of Homelessness by City  
Source: 2014 PIT

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

Chronically homeless individuals and families

The 2014 PIT determined 18% or 498 homeless persons in Broward County are chronically homeless. No data was available on the familial status of these persons.

Families with children

The 2014 PIT found 213 families with children experiencing homelessness in Broward County.

**Broward Co. Families experiencing homelessness**

	At Risk	Sheltered		Unsheltered	Total
		Emergency	Transitional		
<b>Total Number of Households</b>	7	87	115	11	213
<b>Total Number of Persons (Adults &amp; Children)</b>	8	272	385	56	713
<b>Number of Persons (&lt;18)</b>	1	174	211	26	411
<b>Number of Persons (Age 18-24)</b>	1	24	29	4	57
<b>Number of Persons (Over Age 24)</b>	6	70	116	24	210
<b>Missing information</b>	0	4	29	2	35

Source: 2014 PIT

Veterans and their families

The 2014 PIT determined 9% or 249 of homeless persons in Broward County are veterans. No data was available on the familial status of these persons.

Data was not available for unaccompanied youth.

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

The 2014 PIT found 213 families in need of housing assistance in Broward County. There are an estimated 249 homeless veterans in Broward County. There is no data available that estimates the number of homeless families with veterans in the City of Pompano Beach. Both of these types of homeless families are in need of and are eligible for housing assistance when and if available.

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

According to the 2014 Point in Time Report, African American persons make up the highest number of homeless individuals in Broward County with an estimated 1577 persons experiencing homelessness. According to the 2014 Point in Time Estimates of Homelessness, 249 homeless persons out of 2766 responding to the survey indicated that they were either Hispanic or Latino.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2014 PIT determined there were 879 unsheltered and 1877 sheltered persons experiencing homelessness at the time of the count. The category with the highest total number of homeless individuals is Persons in Households without Children, with an estimated 1,939 households representing 2000 persons. There are currently 759 unsheltered households in this category and 1,108 sheltered households in the category. Households with at least one Adult and one Child reported 56

unsheltered persons and 657 sheltered persons in this category. There are several factors that contribute to homelessness for these types of households including foreclosure, lack of access to affordable housing, lack of access to jobs and job training, and lack of housing assistance.

**Discussion:**

There were 879 unsheltered individuals reported in Broward County in the January 2014 in 2014 PIT Report. Up to date information is not available for persons who lose their housing due to foreclosure, eviction, or other circumstances and enter the homeless population. In some cases, people who lose their homes are able to stay with relatives or friends, which make it difficult for State agencies and local continuum of care agencies to obtain accurate information about persons entering and exiting homelessness each year.

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

### **Introduction:**

The University of Florida's Shimberg Center for Housing Studies provides data for special needs populations such as farmworkers, elderly and frail, persons with HIV/AIDS and persons with disabilities. This section addresses the characteristics of each of the four identified non-homeless special needs populations. Where data for Pompano Beach specifically is available it is utilized, otherwise Broward County or the State of Florida information is utilized and is referred to as such.

### **Describe the characteristics of special needs populations in your community:**

#### Farmworkers

According to the latest Broward County data available from the Shimberg Center for Housing Studies Special Needs Housing Data Report in 2013, there were an estimated 1,068 migrant farmworker households in all of Broward County. The Shimberg Center for Housing Studies does not provide data specifically for cities, so for the purpose of this analysis, we used Broward County data with the assumption that a part of the farmworker population resides in Pompano Beach. Six hundred eighty (680) of the total farmworker households are unaccompanied, which means traveling without family members or as individuals, and 688 are accompanied, which means traveling with their families including children.

#### Elderly and frail

According to the latest American Community Survey (ACS) data in 2013, there are approximately 4,010 elderly and frail residents in Pompano Beach.

### Persons with HIV/AIDS

According to the Florida Department of Health 2013 Annual HIV/AIDS Surveillance Report, there are approximately 17,290 persons living with HIV/AIDS in Broward County, equating to 1.2 percent of Broward County's total population. Extrapolating for Pompano Beach 1.2% of our population of approximately 100,000 would represent a HIV/AIDS population of 1,200 persons. Of Broward County's 17,290 persons living with HIV/AIDS eighty-one (81) percent of persons with HIV were male and 19 percent of persons with HIV were female. Seventy-one percent of persons with AIDS were male and 29 percent of persons with AIDS were female.

### Persons with Disabilities

Persons with Disabilities means a person who is determined, pursuant to HUD regulations, to have a physical, mental or emotional impairment that:

- Is expected to be of long-continued and indefinite duration;
- Substantially impedes his or her ability to live independently; and
- Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
- Has a developmental disability as defined in 42 U.S.C. 6001.

There are 15,209 persons with disabilities over the age of 16 residing in the City of Pompano Beach according to ACS data in 2010. Based on Broward County data pertaining to the disabled that are also housing cost burdened being 46%, we would estimate Pompano Beach's dually disabled and housing cost burdened residents to be near 7,000.

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

### Farmworkers

Some examples of housing and supportive services for farmworker populations are:

- Rental Assistance
- Utility Allowances
- Housing Placement Services

These needs are determined by the income level of the accompanied or unaccompanied farmworker's household income and availability of housing in the area where work is being completed. A new opportunity to assist the local farmworker population is the construction of a 174 unit property funded partially by USDA located at 1050 North West 18<sup>th</sup> Drive in Pompano Beach.

### Elderly and frail

Some examples of housing and supportive services for elderly and frail populations are:

- In-home healthcare or aide
- Housing Financial Assistance (Rent or Mortgage Payment)
- Nutrition Assistance
- Transportation Services

These needs are determined by the income level of the elderly and frail person's household income and availability of funding sources in their area.

### Persons with HIV/AIDS

Some examples of housing and supportive services for persons with HIV/AIDS populations are:

- Housing Financial Assistance (Rent or Mortgage Payment)
- Utility Allowances
- Healthcare services

These needs are determined by the income level of the person with HIV/AIDS household income and availability of funding sources in their area. Broward County's annual Ryan White Grant Program provides these services to persons with HIV/AIDS living throughout Broward County including the residents of Pompano Beach.

### Persons with Disabilities

Some examples of housing and supportive services for persons with disabilities populations are:

- Housing Modifications or Accommodations
- In-home healthcare or aide

These needs are determined by the income level of the person with disabilities household income and availability of funding sources in their area. Goodwill Industries of South Florida along with a variety of other local Broward County based organizations provide these services.

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

According to the Florida Department of Health (DOH) 2013 Annual HIV/AIDS Surveillance Report, there are approximately 17,290 persons living with HIV/AIDS in Broward County, equating to 1.2 percent of Broward County's total population. Eighty-one (81) percent of persons with HIV were male and 19 percent of persons with HIV were female. Seventy-one percent of persons with AIDS were male and 29 percent of persons with AIDS were female. According the DOH HIV/AIDS Monthly Surveillance Report in January 2014, Broward County ranked #2 in the Florida for the highest number of new cases of HIV/AIDS being diagnosed. There were approximately 17,632 persons living with HIV/AIDS in Broward County as of January 31, 2014; an increase of 342 cases from 2013. The age range of 40 through 59 accounts for 64 percent of HIV/AIDS cases in Broward County.

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

### **Describe the jurisdiction's need for Public Facilities:**

According to the public input received prior to the determination of the Goals and Objectives set forth in the Strategic Plan portion of this Consolidated Plan, the need for public facilities improvements ranked second, behind public services to receive CDBG funding between 2015-2020. More specifically, 72 percent of the Consolidated Plan survey responses identified a high need for educational facilities and facilities for abused or neglected children within Pompano Beach. Other suggestions for public facilities improvements include senior centers, homeless facilities, healthcare centers, youth centers, and centers for persons with disabilities.

### **How were these needs determined?**

In order to determine the need for Public Facilities in funding cycles between FY 2015 and FY 2020, all comments received during the citizen participation process were reviewed, as well as responses to the Consolidated Plan surveys that were received. A new ranking system was developed based on the information evaluated. The amount of funding allocated to each of these categories in the single year Action Plans will be determined using these same evaluation methods. In addition, the CDBG Citizens Advisory Board was asked to review and approve the first Annual Action Plan, which they ratified at their meeting of May 14, 2015.

### **Describe the jurisdiction's need for Public Improvements:**

According to the public input received prior to the determination of the Goals and Objectives set forth in the Strategic Plan portion of this Consolidated Plan, the need for public improvements ranked third behind public services (#1) and public facilities (#2), to receive CDBG funding between 2015-2020. More specifically, 66 percent of the Consolidated Plan survey

responses identified a high need for neighborhood signage, landscaping, and clean up of contaminated sites within Pompano Beach. Other suggestions for public improvements include, water and sewer improvements, storm water drainage improvements, and new or renovated playgrounds.

### **How were these needs determined?**

In order to determine the need for Public Improvements in funding cycles between FY 2015 and FY 2020, all comments received during the citizen participation process were reviewed, as well as responses to the Consolidated Plan surveys that were received. A new ranking system was developed based on the information evaluated. The amount of funding allocated to each of these categories in the single year Annual Action Plans, will be determined using these same evaluation methods.

### **Describe the jurisdiction's need for Public Services:**

According to the public input received prior to the determination of the Goals and Objectives set forth in the Strategic Plan portion of this Consolidated Plan, the need for public services ranked first to receive CDBG funding between 2015-2020. More specifically, nearly 80 percent of the Consolidated Plan survey responses identified a high need for youth services, mental health services, employment training services, and neighborhood cleanup services within Pompano Beach. Other suggestions for public services include, crime awareness, health services, housing counseling, and food banks.

### **How were these needs determined?**

In order to determine the need for Public Services in funding cycles between FY 2015 and FY 2020, all comments received during the citizen participation process were reviewed, as well as responses received from the Consolidated Plan surveys. A new ranking system was developed based on the information evaluated. The amount of funding allocated to each of these categories in the single year Annual Action Plans, will be determined using these same evaluation methods.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

The purpose of this section of the Consolidated Plan is to describe the current state of the City of Pompano Beach's housing market by providing current quantitative data to determine the number and condition of the current housing stock and draw conclusions on how to allocate federal funding appropriately to meet the need for affordable housing in the future. First, the status of the housing market will be determined by examining the amount of existing housing units, housing costs and conditions of the general, public and assisted housing stock for all segments of the population including homeless persons and families, and persons with special needs. Next, quantitative data will be compared with the current need for affordable housing. Lastly, conclusions derived from the data and analysis will be used to establish strategies to meet affordable housing needs in Pompano Beach.

#### **MA-10 Number of Housing Units**

In this section of the Market Analysis, an examination of the types of housing units that make up Pompano Beach's housing stock is being completed to determine whether or not there is a sufficient supply of specific types of housing units to meet the needs of all segments of the population. Rather than supply of housing stock, the housing cost burden is the most severe problem facing the city with the 68% of its housing units suffering from some level of housing cost burden.

### **MA-15 Cost of Housing**

In this section of the Market Analysis, housing cost data are being examined to determine affordability of Pompano Beach's current housing stock. Home values and market rents are being compared to income levels and standard affordability models in order to provide information on how the current cost of housing is affecting the housing market throughout the City. As indicated above housing cost burden is a serious issue within the City of Pompano Beach.

### **MA-20 Condition of Housing**

In this section of the Market Analysis, housing condition data are being examined to determine the need for rehabilitation strategies or demolition/reconstruction strategies in order to eliminate substandard housing and provide clean, safe and decent housing to Pompano Beach residents. The City's housing stock has a range of 425 up to 1,299 substandard housing units, depending on which HUD provided Table one references. We believe this range in number of units relates to the large percentage of aging housing stock, which alters the data. Not every older house is necessarily in bad condition or meets the standard of the HUD definition of substandard.

### **MA-25 Public and Assisted Housing**

In this section of the Market Analysis, the current condition and availability of public and assisted housing stock is being examined to determine the strategies that need to be undertaken by the local Public Housing Authority to provide affordable housing opportunities to residents with low and very low household incomes in need of assistance.

### **MA-30 Homeless Facilities**

In this section of the Market Analysis, the types of homeless facilities and services, including emergency shelters and long term programs, available to Pompano Beach's homeless population are being examined to determine whether or not the current

availability is sufficient to meet the needs gathered within the Needs Assessment of the Consolidated Plan. While the City of Pompano Beach provides little direct services to the homeless, their partner agency, Broward County, provides existing services as described in this section.

### **MA-35 Special Needs Facilities and Services**

In this section of the Market Analysis, the type and availability of facilities and services available to the non-homeless special needs population in Pompano Beach, including elderly and frail, farmworkers and persons with disabilities, are being examined to determine whether or not the current supply and existence of supportive programs will suffice the housing needs of these special needs persons and their families.

### **MA-40 Barriers to Affordable Housing**

In this section of the Market Analysis, information on barriers to affordable housing from the *Pompano Beach 2015 Analysis of Impediments to Fair Housing Choice* Plan will be summarized along with the efforts to be undertaken by the City and its affordable housing provider partners to overcome perceived impediments.

### **MA-45 Non-Housing Community Development Assets**

In this section of the Market Analysis, current economic and community development impacts are being examined in order to determine how current economic trends and community development projects have affected the job market and workforce. These trends will allow Pompano Beach to determine the overall effectiveness of past economic and community development strategies, and develop new strategies to continue progress and strengthen employment capabilities.

### **MA-50 Needs and Market Analysis Discussion**

In this section of the Market Analysis, we will identify any neighborhoods or areas within Pompano Beach that experience multiple housing problems and are concentrated based on income level or minority. This section will also identify any community development assets in these areas, and strategies to overcome the housing problems and eliminate the concentration.

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

### Introduction

This section of the Market Analysis discusses the latest housing data, gathered from a range of resources but primarily from HUD pre-populated data from HUD’s IDIS, eCon Planning Suite, which illustrate the number and types of housing units available to meet the current housing needs of people living in Pompano Beach. The narratives in the section describe the target population and income levels of federally funded programs and the types of housing units needed to achieve an adequate housing supply for all types of families and individuals.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,440	29%
1-unit, attached structure	2,176	4%
2-4 units	5,262	9%
5-19 units	7,944	14%
20 or more units	23,999	42%
Vacant Units	15,594	27.2%
Mobile Home, boat, RV, van, etc	1,414	2%
<b>Total (Occupied and Vacant)</b>	<b>57,235</b>	<b>100%</b>

**Table 22 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

The data in Table 22 includes 15,594 vacant units out of a total of 57,235. The total number of occupied housing units are 41,641.

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	98	0%	987	6%
1 bedroom	2,657	11%	5,138	31%
2 bedrooms	12,077	48%	7,527	46%
3 or more bedrooms	10,292	41%	2,865	17%
<b>Total</b>	<b>25,124</b>	<b>100%</b>	<b>16,517</b>	<b>100%</b>

**Table 23 - Unit Size by Tenure**

Data Source: 2007-2011 ACS

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

According to Federal Guidelines for all HUD funded programs, including Community Development Block Grant (CDBG), and Home Investment Partnership (HOME) the City of Pompano Beach targets moderate, low and very low-income families and individuals (including families with children, elderly, and persons with disabilities) that have household incomes equal to or less than 80% of the Area Median Income (AMI).

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

According to the Shimberg Center for Housing Studies 2012 Lost Inventory Report for Pompano Beach, there have been 12 Section 8 rental assisted units lost between 2009 and 2012 due to expiration of Section 8 contracts. No other properties were expected to be lost due to expiration of Section 8 contracts or other reasons.

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

According to the HUD pre-populated data provided in the IDIS, eCon Planning Suite, the greatest problem facing the City is housing cost burden. 68% of our residents are suffering from housing cost burden or severe housing cost burden. Therefore, affordability is the most critical issue.

**Describe the need for specific types of housing:**

According to the Needs Assessment section of this Consolidated Plan, there is a need for homeowner rehabilitation due to an aging housing stock. According to Table 3 there are 425 housing units, (representing 1.02% of the total housing stock) which are substandard, thereby lacking complete plumbing or kitchen facilities. These units need rehabilitation including interior improvements of kitchen, electrical and plumbing facilities, exterior improvements of roofing, painting, and entryways, and emergency repair for households suffering from unsafe or unsanitary conditions.

Housing units that are classified as overcrowded represent 3.4% of the total housing stock, numbering 1,415 units according to Table 3. The data for all of these tables comes from HUD pre-populated data.

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

### Introduction:

In this section of the Market Analysis, the City of Pompano Beach's current housing market prices, rental and ownership, with median income data will be compared in order to determine if there is sufficient affordable housing for all family types and income levels. Data provided by HUD will be utilized along with comparative data from other sources to describe the current status of housing costs, determine the need for affordable housing options, and draw conclusions on how federal funding programs can be used appropriately to meet those needs.

### Cost of Housing

	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Median Home Value	94,700	193,300	104%
Median Contract Rent	630	930	48%

**Table 24 - Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	1,733	10.5%
\$500-999	8,356	50.6%
\$1,000-1,499	4,447	26.9%
\$1,500-1,999	1,106	6.7%
\$2,000 or more	875	5.3%
<b>Total</b>	<b>16,517</b>	<b>100.0%</b>

**Table 25 - Rent Paid**

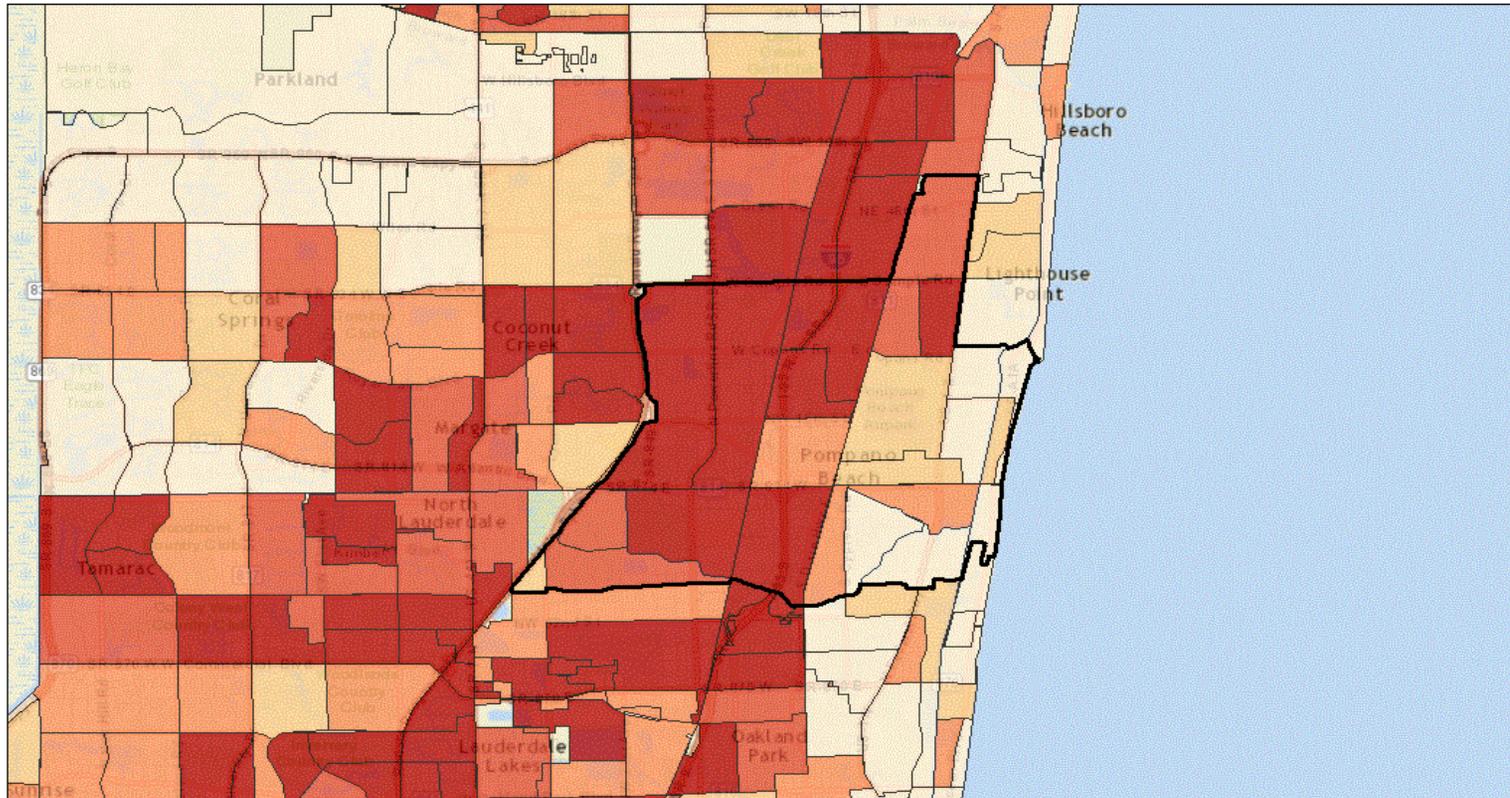
**Data Source:** 2007-2011 ACS

**Housing Affordability**

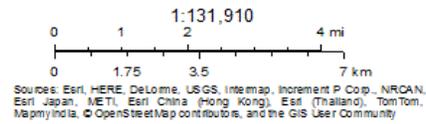
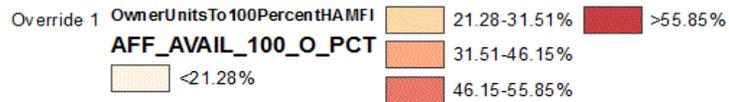
<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	755	No Data
50% HAMFI	2,935	3,105
80% HAMFI	11,234	7,880
100% HAMFI	No Data	11,810
<b>Total</b>	<b>14,924</b>	<b>22,795</b>

**Table 26 - Housing Affordability**  
 Data Source: 2007-2011 CHAS

**% Owner units affordable to 100% HAMFI - Consolidated Plan and Continuum of Care Planning Tool**



October 28, 2014

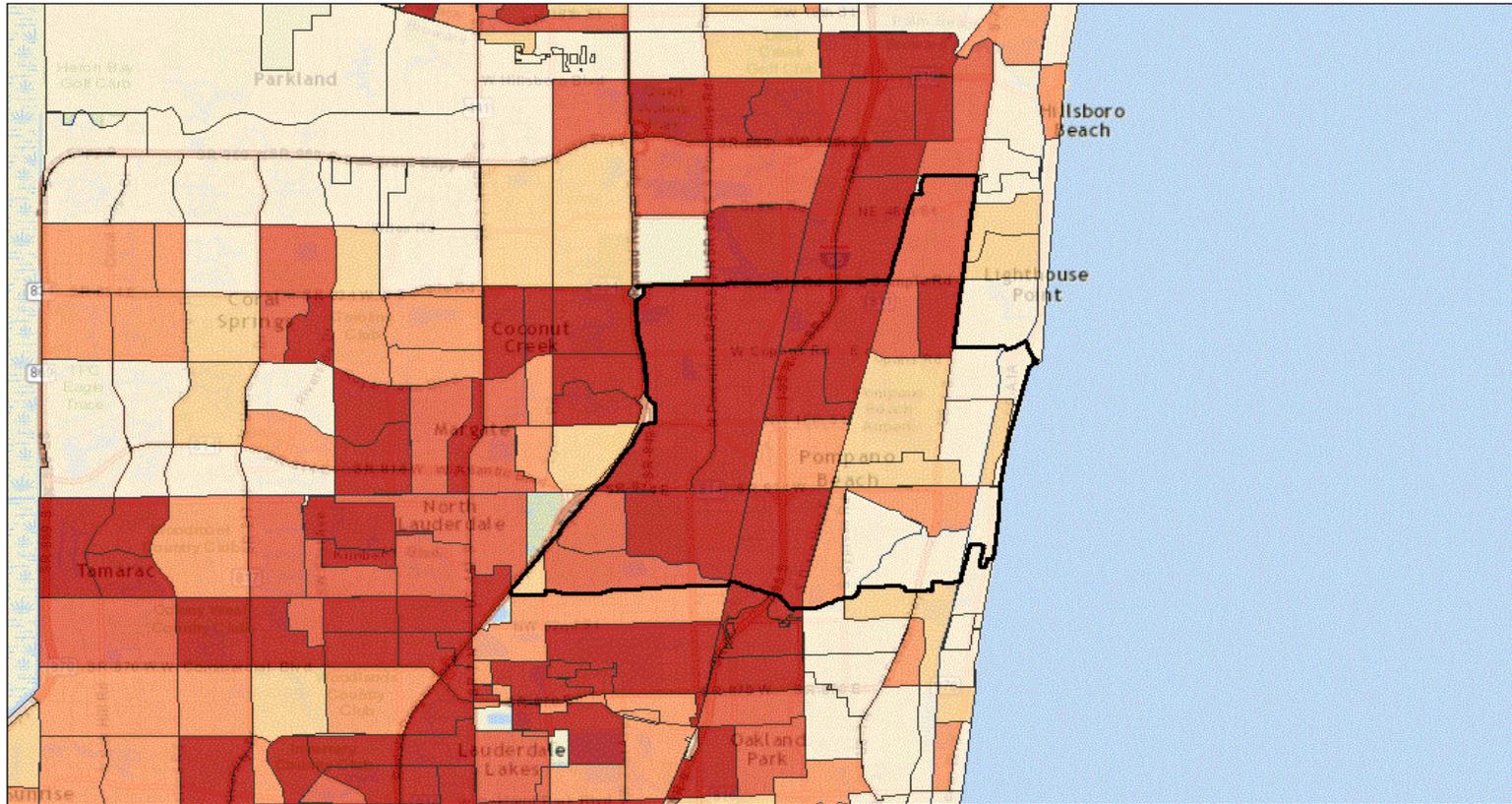


**Housing Cost Burden HAMFI - Consolidated Plan and Continuum of Care Planning Tool**

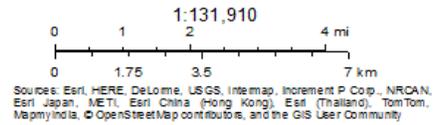
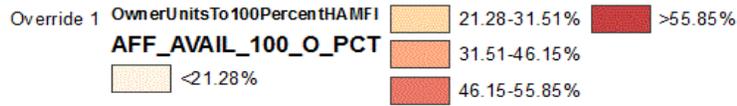
Consolidated Plan

POMPANO BEACH

**% Owner units affordable to 100% HAMFI - Consolidated Plan and Continuum of Care Planning Tool**



October 28, 2014



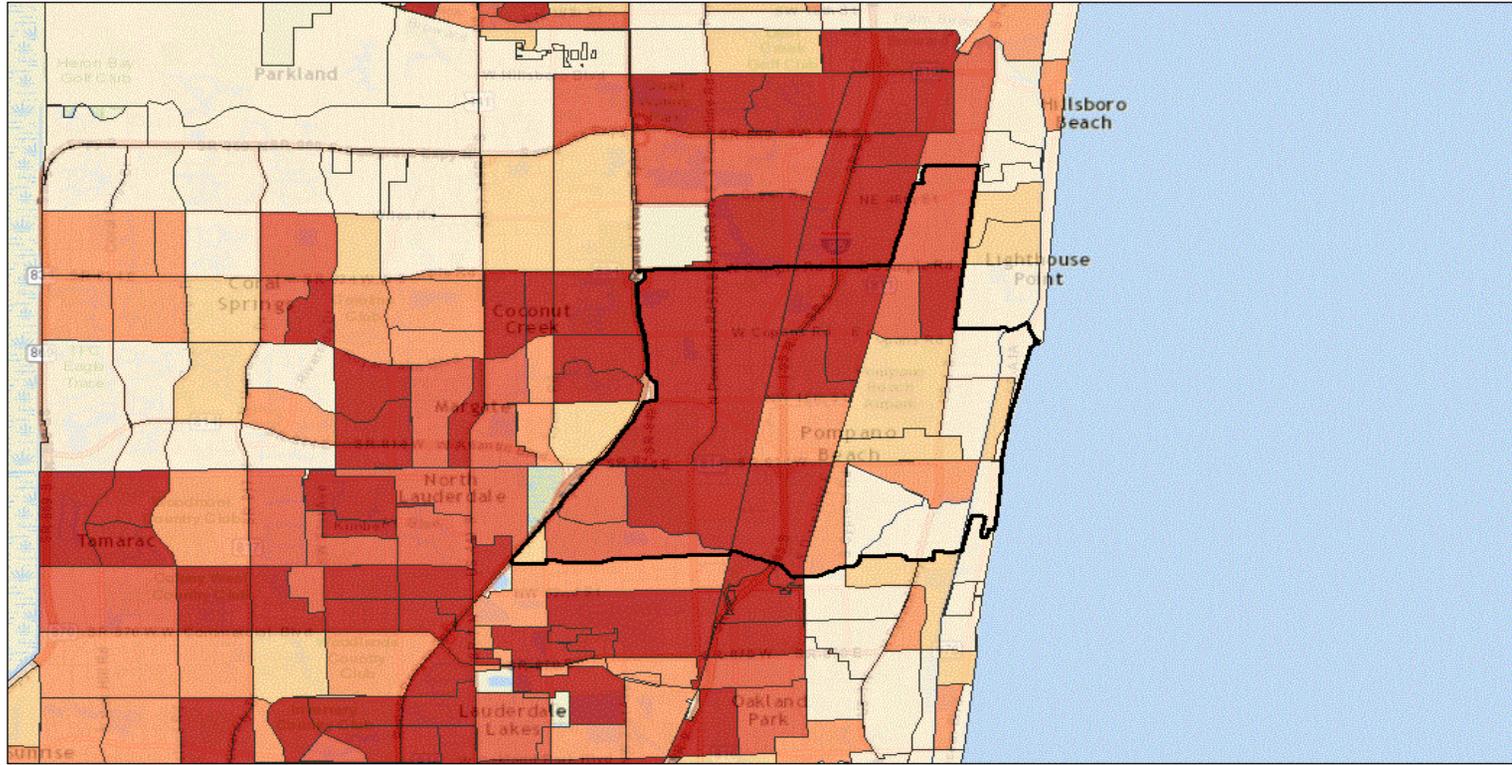
**% Owner units affordable to 80% HAMFI - Consolidated Plan and Continuum of Care Planning Tool**

Consolidated Plan

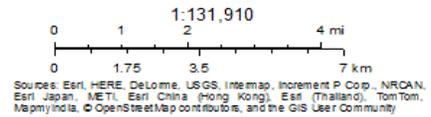
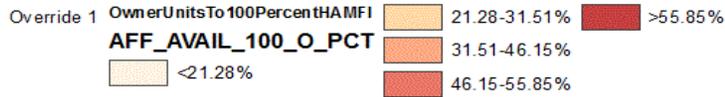
POMPANO BEACH

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**% Owner units affordable to 100% HAMFI - Consolidated Plan and Continuum of Care Planning Tool**



October 28, 2014



**% Owner units affordable to 100% HAMFI - Consolidated Plan and Continuum of Care Planning Tool**

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	748	973	1,236	1,763	2,189
High HOME Rent	792	884	1,063	1,219	1,340
Low HOME Rent	649	695	834	964	1,074

**Table 27 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

According to the University of Florida Shimberg Center for Housing Studies 2015 housing demographics data, 26,215 households in Pompano Beach have a household income of less than 80% Area Median Income out of the 46,641 total households within the City. The same study completed in 2015 reported that 23,466 households in the City of Pompano Beach suffered from a cost burden of 30 percent or more. 13,878 of those households suffered from a cost burden of 50 percent or more. That means that 52.2 percent of households suffered from a cost burden of 30 percent or more and 30.9 percent of households suffered from a cost burden of 50 percent or more. 12,054 owner occupied homes suffered a cost burden of 30 percent or more and 11,412 renter-occupied households suffered a cost burden of 30 percent or more.

With more than half of the City of Pompano Beach suffering from a housing cost burden of 30 percent or more, it is clear that there is not sufficient affordable housing for all income levels. According to HUD pre-populated data provided in Table 17 the City has 68% of its residents suffering some level of housing cost burden.

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

In 2014, according to the Shimberg Center for Housing Studies, the median sales price for a home in the City of Pompano Beach is \$156,000 and the median gross rent is \$990 per month (family of 4). This can be compared to the median sales price

for a home in the City of Pompano Beach of \$100,000 in 2010. The median household income in the City of Pompano Beach in 2013, according to the U.S. Census data was \$40,221. The median income in 2010, according to the U.S. Census data, was \$41,047. With the increases in home sales prices and median gross rents and a decrease in household incomes between 2010 and 2013, there is likely to be a negative impact on affordable housing.

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

In a side by side comparison, HOME rents/Fair Market rents and area median rents are not very different for a family of four. The average Fair Market rent for 2014 in counties considered metropolitan statistical areas is about \$1,150 for a three bedroom home and the median rent for a three bedroom home in 2014 is about \$1,200 per month. However, if comparing the current monthly rental payments with the median income of \$40,221, a family of four must have a monthly gross income of over \$4,000 per month in order to not incur a cost burden of 30 percent or more.

This current trend means that other factors such as family households versus single person households, employment rates, and available affordable housing stock in counties must be taken into account to calculate a sufficient number of affordable housing units to produce or preserve during this Consolidated Plan period.

The City of Pompano Beach's percentage of residents suffering from some level of housing cost burden is high at 68% of the total housing stock of 41,641 units.

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

### Introduction

This section of the Consolidated Plan will examine the current condition of the City of Pompano Beach's housing units and based on the conclusions, implementation strategies will be developed to help increase the current housing stock to promote affordable housing opportunities with federal funding available between 2015 and 2020. First, pre-populated data provided by HUD will be utilized with comparative data from other sources, to describe the current condition of the City's housing inventory. Next, based on any deficiencies that are identified, strategies to address these housing deficiencies will be developed that can be implemented by the HUD-funded programs to help eliminate substandard conditions and provide safe and affordable housing units for the residents of the City of Pompano Beach.

### Definitions

The definition of substandard condition that will be used in this Consolidated Plan is any housing unit with the lack of complete plumbing and/or lack of complete kitchen and/or no fuel and/or over the age of 50. Furthermore, the State of Florida defines a substandard condition but suitable for rehabilitation as units that lack complete plumbing and/or lack a complete kitchen and/or no fuel and/or over the age of 50, but only containing two or less of the listed housing problems and located in an area of a community considered affordable and with full access to the public services necessary to create a safe and accessible living environment. For the purpose of this Consolidated Plan, the City has elected to adopt the State's definition of substandard and substandard but suitable rehabilitation.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	10,686	43%	9,395	57%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With two selected Conditions	311	1%	827	5%
With three selected Conditions	0	0%	161	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	14,127	56%	6,134	37%
<b>Total</b>	<b>25,124</b>	<b>100%</b>	<b>16,517</b>	<b>100%</b>

**Table 28 - Condition of Units**

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,046	4%	1,904	12%
1980-1999	4,595	18%	3,717	23%
1950-1979	19,107	76%	10,525	64%
Before 1950	376	2%	371	2%
<b>Total</b>	<b>25,124</b>	<b>100%</b>	<b>16,517</b>	<b>101%</b>

**Table 29 - Year Unit Built**

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,483	78%	10,896	66%
Housing Units build before 1980 with children present	399	2%	1,160	7%

**Table 30 - Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

**Vacant Units**

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units			15,594
Abandoned Vacant Units			
REO Properties			4,239
Abandoned REO Properties			

**Table 31 - Vacant Units**

According to Table 28, there are 1,138 housing units which have two (2) or more poor housing conditions including: lacking complete plumbing; lacking complete kitchen; no fuel for heating or are over the age of 50. This number is somewhat inconsistent with Table 3 indicating 425 housing units are substandard by HUD’s definition. The difference may be explained by the aging housing stock factor being added to the data. The city has a substantial amount of older housing stock with 29,632 (Table 29) units being built 35-65 years ago and 747 units constructed more than 65 years ago as indicated in Table 29.

Table 31 indicates that citywide data for vacant housing units is 15,594, and REO (Real Estate Owned) 4,239 properties currently in Pompano Beach. Information on the sustainability for rehabilitation and not suitable for rehabilitation is not available at this time

**Need for Owner and Rental Rehabilitation**

According to the pre-populated data provided by HUD, 10,686 owner occupied housing units in the City of Pompano Beach reported having at least one housing condition and 9,395 rental housing units reported having at least one housing condition. Housing conditions can be lack of complete plumbing and/or lack of complete kitchen and/or no fuel and/or over the age of 50. Because these housing units only reported one housing condition, they are considered suitable for rehabilitation, according to the City’s definition of "substandard housing condition, but suitable for rehabilitation." This makes for a total of 20,081

housing units in need of rehabilitation throughout in the City of Pompano Beach. Each of these housing units would be inspected and determined feasible for rehabilitation on a case by case basis. Other factors, such as extent of condition, funding available within the community, and local land use regulations would be taken into consideration to determine if rehabilitation is the best strategy to eliminate the housing problem or condition.

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

According to the pre-populated data provided by HUD in Table 30 ,19,483 owner occupied housing units and 10,896 renter occupied housing units were built prior to 1980. Any house built prior to 1980 is at risk for containing lead based paint. Of the total owner occupied housing units built before 1980, only 2 percent of housing units had children present. Of the total number of rental housing units built before 1980, 7 percent had children present as detailed in Table 9. The risk of a lead based paint hazard occurring increases when a child is present because children can ingest the lead components of the paint chip flakes easier than an adult. Programs such as HOME and CDBG require lead based paint testing for all housing units, built prior to January 1, 1978 as established by 24 CFR 35.115, to determine whether or not rehabilitation is feasible. No federal funds will be allocated toward rehabilitation of a housing unit until lead based paint testing is completed and results are concluded.

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

### Introduction:

According to the Pompano Beach Housing Authority (PBHA) 2013 Annual Plan, there are approximately 330 persons or families on the Section 8 Housing Choice Voucher waiting list, and there are 918 Section 8 Housing Choice Vouchers currently in use. According to the Pompano Beach Housing Authority (PBHA), there are no public housing units or Section 8 Housing Choice Vouchers available at this time. The PBHA plans to construct 10 new public housing units during this five year Consolidated Plan period. Table 32 contains pre-populated data from HUD that reflects a total of 1,096 vouchers available through the PBHA. For the purpose of describing the latest and most accurate public and assisted housing data, we will use PBHA provided information in the narratives rather than relying on the pre-populated data provided by HUD and the Public Housing Information Center (PIC). Please note that Table 32 has been included because it is generated from the online IDIS eCon Planning Suite where the pre-populated data is stored in an unchangeable format.

### Totals Number of Units

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			0	1,096			0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 32 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

### Describe the supply of public housing developments:

There are two public housing developments managed and operated by the Pompano Beach Housing Authority, in partnership with Pinnacle Housing Group, containing a total 426 units.

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

At the Golden Square and Golden Villas communities apartment complexes there are 302 one, two, three and four bedroom units available. They contain complete plumbing and kitchen facilities, along with central heat and air conditioning. The remaining 174 units are designated specifically for domestic farm laborers.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Golden Square	Does not receive average inspection scores or HUD monitorings. due to being 100% tax credit funded only.
Golden Villas	

**Table 33 - Public Housing Condition**

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

The city of Pompano Beach plans to build 10 new units on North West 10<sup>th</sup> street to help satisfy the public housing demand they will be operated by the Pompano Beach Housing Authority. These 10 new units will not be specifically designed for any special purpose vouchers. There are no other restoration and revitalization needs that have been identified by the PBHA at Golden Square or Golden Villas.

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

The Pompano Beach Housing Authority (PBHA) administers the Family Self-Sufficiency program to increase resident involvement and promote self-sufficiency and less dependence on public housing assistance. Family Self-Sufficiency (FSS) is a HUD program that encourages the Housing Authority to work with agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to increase their earned income and establish an escrow account. Section 8 rental assistance program recipients, who receive assistance through the PBHA, are eligible to participate in the FSS program. Families enter into a contract with the PBHA that specifies goals and services that each family must fulfill in order to obtain full benefits from the program. At the end of the five-year contract period, the goal is for each family to no longer need housing assistance. If a family completes the FSS program and still needs housing assistance, the family is still eligible to continue receiving Section 8 rental assistance under the voucher program.

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

### Introduction

In this section of the Market Analysis, we will examine quantitative data provided by a variety of resources, to document the number of current homeless facilities and services available in Pompano Beach to determine whether or not there is a sufficient supply of homeless facilities and services available to meet the needs of homeless families and individuals in the City of Pompano Beach.

### Facilities and Housing Targeted to Homeless Households (HUD pre-populated data)

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Housing Beds	Supportive
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	220		509	754	
Households with Only Adults	555	35	701	319	
Chronically Homeless Households				506	
Veterans	88		88	314	
Unaccompanied Youth	64		32		

**Table 34 - Facilities and Housing Targeted to Homeless Households**

Data Source: 2007-2011 CHAS

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

Low or no cost public health and social services available to the public are provided through a number of programs including health care through mental health treatment and counseling through the Substance Abuse and Mental Health (SAMH) program. The HUD-funded programs also fund projects to assist the homeless, support economic development projects requiring employment for low- to moderate income works (including a requirement for job training for these jobs when needed), as well as transitional housing and supportive services providing specialized programs for homeless persons experiencing mental health and substance abuse problems. These programs are detailed below.

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

The 2-1-1 Homeless Helpline is the gateway to homeless services in Broward County, the first step in finding shelter, support services, or programs that help an individual or family who are homeless or on the verge of being homeless. The 2-1-1 team is responsible for managing the waiting list for families in need of shelter and for prioritizing placements based on critical factors such as health, safety and ages of children. The team works closely with homeless shelters to track the availability of family beds and to quickly place families at highest risk into those beds. The team also maintains regular contact with families on the waiting list to assess whether their needs or situations have changed.

The 2-1-1 Homeless Helpline provides the following services to homeless individuals, families, and members of the community who are at risk of becoming homeless:

- Empathetic and non-judgmental listening and emotional support
- Assessment of needs and homeless situation

- Information and referral to support programs, such as feeding sites and showering facilities
- Screening and preliminary client intake for shelter placement
- Connect homeless individuals with Homeless Outreach Teams
- Prioritize critical needs and provide ongoing support and referrals to families on shelter waiting list
- Connect homeless families with shelter beds as they become available
- Provide specialized information and referrals to other services such as legal, intervention, financial assistance, basic needs and medical care

Through the leadership of Broward County, Family Success Centers were opened for streamlined intake and case management for persons experiencing homelessness or at-risk of homelessness. The Annie L. Weaver Health Center and Family Success Center is located at 2011 N.W. Third Avenue, Pompano Beach. It provides one-stop entry to comprehensive human services in partnership with community-based providers in Broward County, assisting individuals and families to achieve and maintain health, safety, and economic stability. Focus on assisting those at risk of losing their homes due to foreclosure or eviction, unable to pay for food and/or utilities, and/or in need of job training and employability skills and/or budgeting skills. Family Success Centers provide:

- Integrated intake assessment
- Crisis case management
- Self-sufficiency (community-based) case management
- Emergency assistance [rent/mortgage and utility assistance to eligible person(s)]
- Information and referrals

Emergency Shelters –Temporary residences for the homeless, which seek to protect the homeless or the more vulnerable populations from the effects of homelessness, including protection from extreme weather conditions. These facilities are on a first come, first served basis.

- Broward Outreach Centers (A division of Miami Rescue Mission): The Pompano Beach Campus was opened in 2002 and has 200 beds for residential programs and 20 emergency beds to serve men, women and children. The Center has a special program to engage the chronic homeless.
- The Broward Partnership at the Huizenga Campus in Ft. Lauderdale has 230 beds including a new 30 bed family dorm which opened in December 2014.
- Covenant House serves homeless youth in Ft. Lauderdale. Provides emergency shelter with 24-hour intake, food, clothing, health services, substance abuse treatment, parenting education, pregnancy prevention, counseling, school, street outreach and case management to runaway/homeless youth.
- The Salvation Army operates an open door shelter with 45 cots nightly for adult men and women experiencing homelessness in Ft. Lauderdale.
- Women In Distress provides a 132 bed, 24 hour emergency shelter, food, clothing and transportation, as well as supportive services; such as advocacy, counseling, children’s services, therapy and transitional assistance for domestic violence survivors.

Job Training and Placement Programs – Employment training and placement are provided through different programs to assist homeless persons in finding permanent and temporary paid employment.

- AARP – Senior Community Service Employment Program: Through a Department of Labor grant this program assists citizens 55 years of age or older who are within poverty level.

- Aspire to Grow: ATG provides tools and employment opportunities to ex-offenders that include include job readiness resources, including job placement, civil/voters rights restoration, housing, life coaching and job readiness resources.
- CareerSource Broward – Back to Work Program: This program was launched to bolster business, create jobs and reinvigorate the economy. In order to participate in the program, job seekers must have a dependent child under the age of 18 living at home.
- CareerSource Broward – Job Search/Placement: One-on-one assistance or independent access to internet, computers, faxes and phones for job search activities available to all job seekers.
- CareerSource Broward – Veterans Services: The Local Veterans' Employment Representative assigned to each of the CareerSource Broward Centers provide employment and training assistance to eligible veteran personnel and/or qualified family members.
- Center for Independent Living – Employment: Provides assistance to persons with disabilities in locating and maintaining employment.
- Florida Vocational Rehabilitation: A federal-state program that works with people who have physical or mental disabilities to prepare for, gain or retain employment.
- The FLITE Center: Serves as a central resource for young people in Broward County's dependency system offering a single convenient point of access to the broad range of services and support they need to to become successful adults.
- Goodwill Industries of South Florida: Opportunity for individuals with disabilities and special needs to secure suitable employment; specialists available to assist.
- Hispanic Unity – Center for Working Families: The Center for Working Families (CWF) is a new approach to help low to moderate income families reach financial stability and move up the economic ladder.

- LifeNet4Families – Job Readiness Program: Program assists adults who are seeking employment or looking for a better job. Adults must be serious about seeking employment and make and keep all appointments. Services include skill building, resume writing and interview preparation.
- OIC of Broward – BOOSTER Program: Provides employability training, mentoring, support services, linkages and job placement to ex-offenders who have committed non-violent and non-sex related offenses and have been released from incarceration within last 180 days.
- Vet Center – Pompano Beach: Provides readjustment counseling (individual, family and group); advocacy, referrals for benefits, education, employment and substance abuse. The primary focus is on providing help to combat veterans without hassles.

Transitional Housing Programs – Assistance in helping homeless individuals and families to save money for their permanent housing while working to increase and stabilize their income and build their independent living skills. Many programs are designed to specifically target certain populations like families, chronically homeless, veterans, and youth.

- Catholic Charities – Providence Place Transitional Housing: Participating families live in rental units in Broward County chosen by participants - and approved by the agency - based on access to work, schools, their support systems, etc.
- Pembroke Pines – Transitional Independent Living Program: Program serves 18 - 22 year olds aging out of the foster care system or relative care placements in Broward, Palm Beach and Dade Counties.
- Covenant House – Transitional Housing: Provides supportive housing for up to 24 months on-site and in scattered apartments in Broward County for homeless youth under the age of 21 years old.
- Keystone Halls – Transitional Housing: Transitional shelter and case management services for homeless individuals in recovery from substance abuse.

- Neu Ways Inc. – Transitional Housing: Transitional housing for men and women in recovery. Seven facilities available.
- Positive Images – Men’s Transitional Housing – Pompano Beach: A 20 bed facility that assists men who are in transition to become self-sufficient by providing transitional housing, assistance with health and wellness, education and job training.
- Positive Images – Women’s Transitional Housing – North Miami: An eight bed facility that assists women who are in transition to become self-sufficient by providing transitional housing, assistance with health and wellness, education and job training.
- Salvation Army – Moving On Transitional Housing Program: A transitional housing program for homeless adults designed to move individuals toward self-sufficiency.
- Salvation Army – Transitional Housing: Provides transitional lodging for up to 12 months for homeless individuals and families, with parents ages 21 years and over.
- Sanctuary House – Transitional Sober Living for Men: Offers a safe, caring and sober environment for gay and bi-sexual men willing to embrace sobriety and abstinence from drugs and alcohol. Provides housing, support services, assistance with legal issues in a gay friendly facility.
- SOS Children’s Village – Woodside Gardens: A Transitional Independent Living Housing Program for 18-23 year old youth aging out of the foster care system.

Rapid Re-housing- Programs focus on housing relocation and assist families to become housed permanently as quickly as possible and to provide supportive services to ensure the family is stabilized.

Broward County’s Annual Plan to end homelessness, “A Way Home” (August 2013), inventoried the following permanent supportive housing resources: 621 Chronic units and 1,365 permanent supportive units.

Broward County has served as an award-winning lead agency to apply for implement and administer Continuum of Care program and other federal funds serving the homeless since the late 1990s. HOPE South Florida (HSF) provides lead case management and assisting with screening as part of an agency collaborative for the HUD Homeless Prevention & Rapid re-housing Program (HPRP) funded initially in 2009 through Broward County, City of Fort Lauderdale and City of Pompano Beach. Over 200 families were housed and served annually through HPRP and out of 81 households able to be contacted 12 months after assistance ended, 91% reported they were still stably housed. Other projects in which HSF has led include a Community Development Block Grant through City of Fort Lauderdale for homeless housing and services expansion and faith community coordination and a HOME grant through City of Hollywood for tenant- based rental assistance in support of housing stabilization. In 2012 HSF was awarded \$70,000 by Broward County through the HUD Emergency Solutions Grant (ESG) and \$30,996 in 2013 to rapidly re-house homeless families. In 2012 HOPE South Florida was also awarded a \$1 million grant over three years by the VA to provide “transitioning-in-place” rapid re-housing for 75 homeless veteran households. HSF currently operates the HOPE4Families Program for rapid re-housing of 40 families funded through the CoC.

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

### **Introduction**

In this section of the Market Analysis, we will examine quantitative data provided by a variety of sources, local and statewide, to document the number of Special Needs Facilities and Services available in Pompano Beach to determine whether or not there is a sufficient supply of Special Needs Facilities and Services available to provide sufficient assistance to special need families and individuals in the Pompano Beach.

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

Individuals and families with disabilities (i.e., mental, physical, developmental), persons with alcohol or other drug additions, and persons with HIV/AIDS and their families receive supportive housing needs directly through a series of our non-profit and governmental partner organizations in the City and throughout Broward County. These services include on-site case management and referral, links to and follow-up condition specific services, independent living skills, community activities that engage the participants in the community and prevent isolation, and transportation assistance to facilitate supportive service appointments. For the elderly, the services described are needed in addition to a higher degree of supervised independent living support, the provision of one or more meals per day, and safety devices such as grab bars in showers and tubs, along with electronic life safety intercoms to call for help. From time to time a number of these services are funded through our CDBG Public Services grant agreements.

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

Certain transitional housing programs, provided by non-profit homeless service providers are designed specifically for persons with mental health disorders and provide mental health counseling and treatment as well as focused case-by-case support. Many of these services are coordinated by the Broward Partnership For The Homeless, Inc. The Broward Partnership has a large number of local non-profit partners.

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

The Broward County government and non-profit community at large provides supportive services at many facilities including: individual needs assessment, crisis counseling, food and nutritional counseling, individual and group counseling, self-esteem classes, substance abuse counseling and treatment, benefits counseling and advocacy, individual case planning, budget counseling, medication management, money management, mental health treatment, transportation and recreational/social activities.

Two central facilities where many supportive services for this population group is provided are the Huizenga Campus in Ft. Lauderdale and the Broward Outreach Center in Pompano Beach. Additionally, the City sometimes funds these services through our CDBG Public Service Grant process.

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

### **Describe any negative effects of public policies on affordable housing and residential investment.**

As a part of the Consolidated Plan process, the City of Pompano Beach Office of Housing and Urban Improvement (OHUI) created a report titled the *2015 Analysis of Impediments to Fair Housing Choice*. Within this report the OHUI, in partnership with Carras Community Investment, Inc., conducted a comprehensive review of barriers to affordable housing and created resolutions to implement in order to eliminate the barriers identified. Prior to the development of this report, the OHUI, and Carras Community Investment, Inc., conducted one public hearing and one public meeting to gain public input from fair housing enforcement agencies, fair housing advocacy groups, local government representatives, and the general public about current or potential impediments that were affecting fair housing choice in Pompano Beach.

During the in-depth review of the Florida statutes, laws and policies, it was concluded that the Chapter 163, Part II, F.S., Growth Policy; County and Municipal Planning; Land Development Regulation; Community Planning Act (Sections 163.3161 - 163.3217, F.S.) and Chapter 760, Part II, F.S., Florida Fair Housing Act (Sections 760.20 - 760.37, F.S.) have the biggest impact on fair housing choice regulation for local governments. These two specific laws outline requirements for housing development and define and prohibit discrimination in relation to fair housing choice. The direct negative impacts on fair housing choice were discovered when laws were not being properly enforced by local governments, or if land use regulations had the potential to restrict housing choice or propose housing development in areas of communities that could restrict access to goods and services required to achieve a safe and decent living environment.

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

### Introduction

Creating economic development opportunities to improve and sustain the local economy is a priority in Pompano Beach. It is a performance measure that is consistently at the forefront of advancing with federal funds for programs such as Community Development Block Grant. Economic Development projects must create and or retain jobs for low and moderate-income persons. The activities also stimulate the economy since businesses are retained or brought into a community as a result of the activities. Outcome measures may include construction or expansion of infrastructure to allow a business to locate or expand in a community.

The City of Pompano Beach is well known for its beautiful beaches and coastlines, while it is lesser known for its education and health care services, retail trade, arts, entertainment, and accommodations, professional scientific and management, and finance, insurance, and real estate industries that are the backbone for expanding infrastructure improvements that lead to economic opportunities and financial growth. In this section of the Consolidated Plan, we will examine current employment market trends in each business sector to determine the needs for expansion of economic opportunities in Pompano Beach.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	132	273	0	1	0
Arts, Entertainment, Accommodations	4,363	4,868	14	9	-5
Construction	1,708	5,655	6	11	5
Education and Health Care Services	4,871	4,261	16	8	-8
Finance, Insurance, and Real Estate	2,323	2,310	8	4	-3
Information	688	1,284	2	2	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	1,433	5,900	5	11	7
Other Services	1,477	2,089	5	4	-1
Professional, Scientific, Management Services	2,755	3,021	9	6	-3
Public Administration	0	0	0	0	0
Retail Trade	4,611	9,321	15	18	3
Transportation and Warehousing	1,034	1,451	3	3	-1
Wholesale Trade	1,974	7,587	7	14	8
Total	27,369	48,020	--	--	--

**Table 35 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

**Labor Force**

Total Population in the Civilian Labor Force	49,981
Civilian Employed Population 16 years and over	43,542
Unemployment Rate	12.88
Unemployment Rate for Ages 16-24	32.26
Unemployment Rate for Ages 25-65	8.59

**Table 36 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	7,962
Farming, fisheries and forestry occupations	1,871
Service	6,260
Sales and office	11,132
Construction, extraction, maintenance and repair	6,071
Production, transportation and material moving	2,794

**Table 37 - Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,169	64%
30-59 Minutes	12,324	30%
60 or More Minutes	2,222	5%
<b>Total</b>	<b>40,715</b>	<b>100%</b>

**Table 38 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,253	1,224	3,300
High school graduate (includes equivalency)	11,501	1,598	4,543
Some college or Associate's degree	10,160	958	3,097
Bachelor's degree or higher	9,091	961	2,524

**Table 39 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	459	1,417	925	1,866	1,778
9th to 12th grade, no diploma	2,248	1,802	1,786	2,981	2,049
High school graduate, GED, or alternative	2,752	3,853	4,848	8,941	6,264
Some college, no degree	1,791	2,423	2,292	5,681	3,452
Associate's degree	279	926	968	1,925	693
Bachelor's degree	385	2,567	2,317	4,082	2,750
Graduate or professional degree	17	376	807	2,435	2,008

**Table 40 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	18,195
High school graduate (includes equivalency)	23,600
Some college or Associate's degree	30,120
Bachelor's degree	43,868
Graduate or professional degree	60,069

**Table 41 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

According to the HUD pre-populated data provided in Table 35 Business Activity, Pompano Beach's top five business sectors (by number of workers) are (1) Education and Health Care Services, (2) Retail Trade, (3) Arts, Entertainment, Accommodations, (4) Professional, Scientific, Management Services, and (5) Finance, Insurance, and Real Estate. Education and Health Care Services was chosen as the number one industry in the City of Pompano Beach due to having the highest amount of workers, 4,871 according to the data provided above, reporting that business sector as their industry of employment, with a gap of 610 jobs to worker ratio. Retail Trade business reporting 4,611 workers, with a gap of 4,710 jobs to workers. While the Arts, Entertainment, Accommodations business sector reports 4,363 workers making them the third highest worker numbers. The Professional, Scientific, Management Services, and Finance, Insurance, and Real Estate sectors are ranked fourth and fifth respectively, reporting over 2,000 workers in each category.

Some examples of Education and health care services are teachers, professors, doctors, nurses, and counselors. Some examples of Retail Trade would be cashiers, managers, service workers and sales clerks. Some examples of Arts, Entertainment, Accommodations would include food service industry, travel agent, hotel clerks, housekeeping, and television production. Some examples of jobs in the Professional, Scientific, and Management Services business sector include legal advice and

representation, accounting, engineering, architecture, and advertising services. Some examples of jobs in Finance, Insurance, and Real Estate business sector include bankers, lenders, financial analysts, insurance agents, and realtors.

Each of these business sectors are prevalent in the City of Pompano Beach and are vital in contributing to economic and business growth. Also, each of these business sectors provides the types of jobs that are common to eligible economic development projects funded by federal funds.

**Describe the workforce and infrastructure needs of the business community:**

According to the Labor Force data (Table 36), the unemployment rate is highest among persons between the ages of 16 and 24 years of age with a total percentage of 32.26 percent. Though there is no data available to determine what types of business sectors persons in the age range are most inclined to choose, it is safe to assume that most persons in this age range tend to have lower educational attainment level if they are seeking full-time employment in an industry. Although there are numerous job types available for all persons, regardless of educational attainment level, in each of the five top business sectors in Pompano Beach, there are large gaps in the jobs to workers ratios.

With the above examination of the current workforce characteristics regarding labor force and business sector data, economic development funding should be allocated to projects that create jobs suitable for civilian labor force participants between the ages of 16 and 24 with lower levels of educational attainment considering that population has the highest unemployment rate. Some examples of eligible economic development projects would be development of new shopping centers, development of new or revitalized existing non high-tech manufacturing plants or industrial parks, or expansion of national call centers for corporate businesses.

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

The City received approval for a \$4,308,000 Section 108 loan. Loan proceeds will be used to upgrade infrastructure in Old Downtown Pompano. The project is located in a Transit Oriented Special Zoning District and the Downtown Pompano Beach Overlay District. It is also adjacent to a Community Redevelopment Area that is part of the Downtown Pompano Transit-Oriented Corridor. Infrastructure improvements have already been completed or are underway on MLK from Dixie to 95, to be anchored by a Corporate Park designed to enhance job creation.

The City created and funds a CDBG Revolving Loan Program designed to create and maintain low-moderate income jobs. In addition, the CRA has a separate job placement program. This program is directly responsible for connecting employers with job seekers, including tradesman and laborers. In addition, the number of job fairs and technical assistance training sessions help to better position job seekers at hiring events.

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

Because of the vast employment opportunities and job types within all thirteen of the business sectors in the City of Pompano Beach, employment opportunities are well distributed for segments of the workforce population, regardless of skills and educational attainment levels. According to the Educational Attainment by Age, Table 40, persons 45-64 years old that graduated high school, received a GED or alternative educational attainment level make up the largest segment of the workforce population with 8,941 persons. Persons 18-24 years old with a graduate or professional degree educational attainment level make up the lowest segment of the workforce population. Persons, across all age groups, with a high school

degree, received a GED or alternative educational attainment make up for the largest segment of the workforce population with a total of 26,658 persons.

According to the Occupations by Sector, Table 37, 7,962 persons in the workforce reported that they are employed in the management, business and financial sector. Management, business and financial occupations would fall under any of the thirteen business sectors in the City of Pompano Beach. That equates roughly 36,000 positions currently in the City of Pompano Beach. Other occupation sectors reporting high numbers of persons in the workforce are employed in sales and offices with 11,132 employees and construction, extraction, maintenance and repair with 6,071 employees. Both of these occupation sectors can provide employment opportunities for all educational attainment levels in at least twelve of the thirteen business sectors equating to 49,981 job possibilities (Table 36.)

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

The CDBG program requires job training for any economic development funded projects if more than a high school education is needed to hire the required low- to moderate-income employees.

All of these programs are viewed as being important to the implementation of the goals and performance measures of the Consolidated Plan and are commonly used in conjunction with the federal funded programs described within the Consolidated Plan.

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

Pompano Beach does not directly participate in the Comprehensive Economic development strategy prepared by Broward County's Office of Economic and Small Business Development.

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

The Pompano Beach Office of Housing and Urban Improvement works hand in hand with the Pompano Beach Community Redevelopment Agency (CRA) in their aggressive programs for community revitalization. These efforts are especially active where the CDBG target areas overlap with the CRA tax increment districts.

## **MA-50 Needs and Market Analysis Discussion**

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

The neighborhoods impacted most by housing problems include: Northwest Pompano, Old Collier, Liberty Park, Canal Point, Sanders Park, Pine Tree Park, Blanche Ely, Avondale, John Knox Village and South Dixie. For the purpose of this section of the Market Analysis, the term "concentration" will be used to describe areas where a neighborhood has a higher number of minority or low-income households than the City average as a whole. The City's average total minority population, including all racial and ethnic groups classified by the 2013 U.S. Census Bureau, is 34.3 percent. The City's average total low-income household population is 31.7 percent according to the U.S. Census Bureau 2013 data.

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

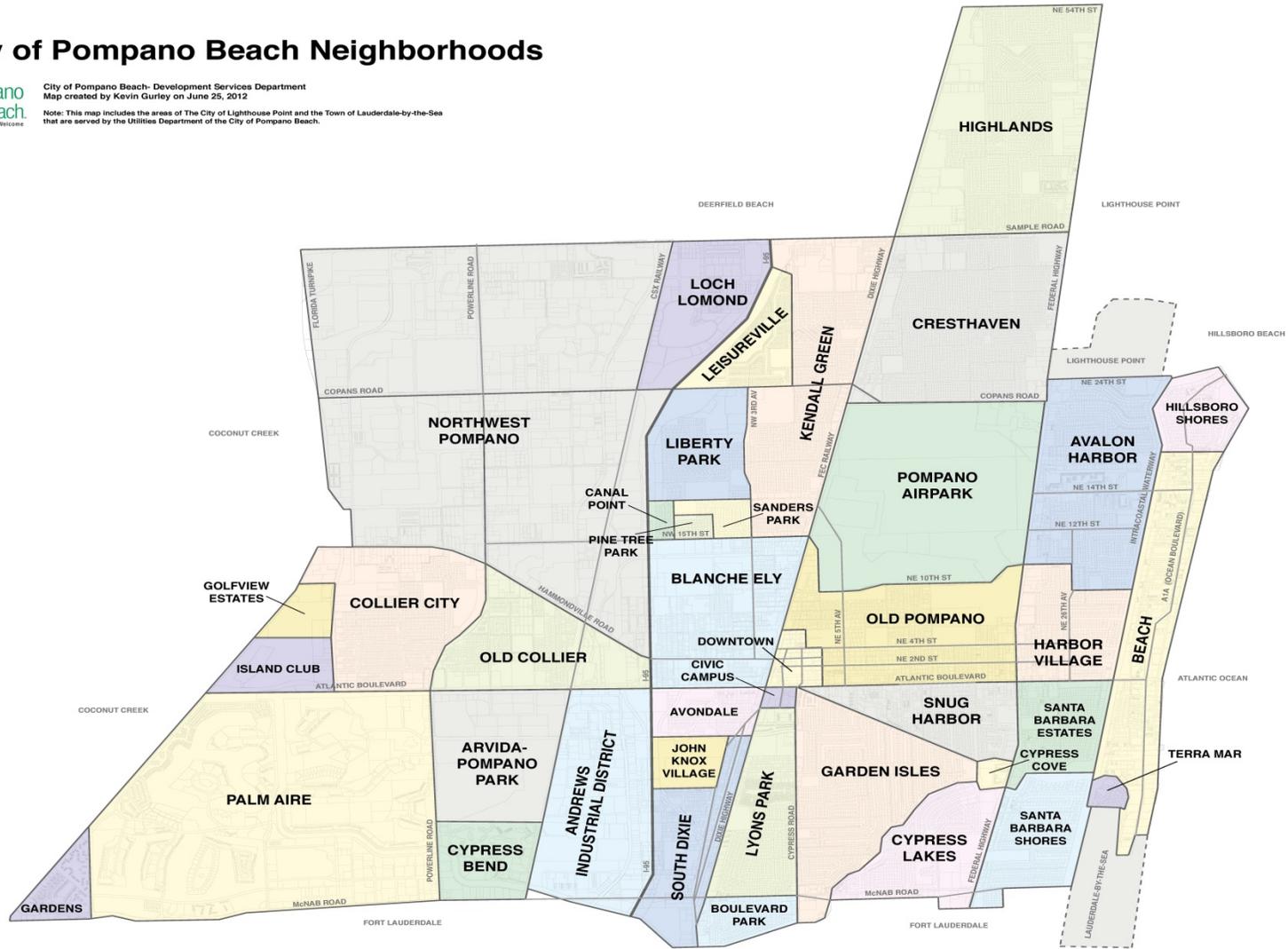
The area median household income in the City of Pompano Beach, according to the 2009-2013 American Community Survey five-year estimates, was \$40,221. Households with an income of less than 50 percent of the area median income are defined as low-income households. In the City, households with a household income of \$20,110 or less are defined as low-income households. These factors make up for the total 31.7 percent of low-income households within the City. If a neighborhood within the City has a higher percentage of low-income households than the total City average, that neighborhood is considered to have low-income concentration. Areas or neighbors of the city which have high concentrations of minorities with low to moderate income include Northwest Pompano, Old Collier, Liberty Park, Canal Point, Sanders Park, Pine Tree Park, Blanche Ely, Avondale, John Knox Village and South Dixie.

Please refer to the four maps below which depict the following: City Neighborhoods; Black/African American Concentrations; Hispanic Concentrations; and Median Household Income.

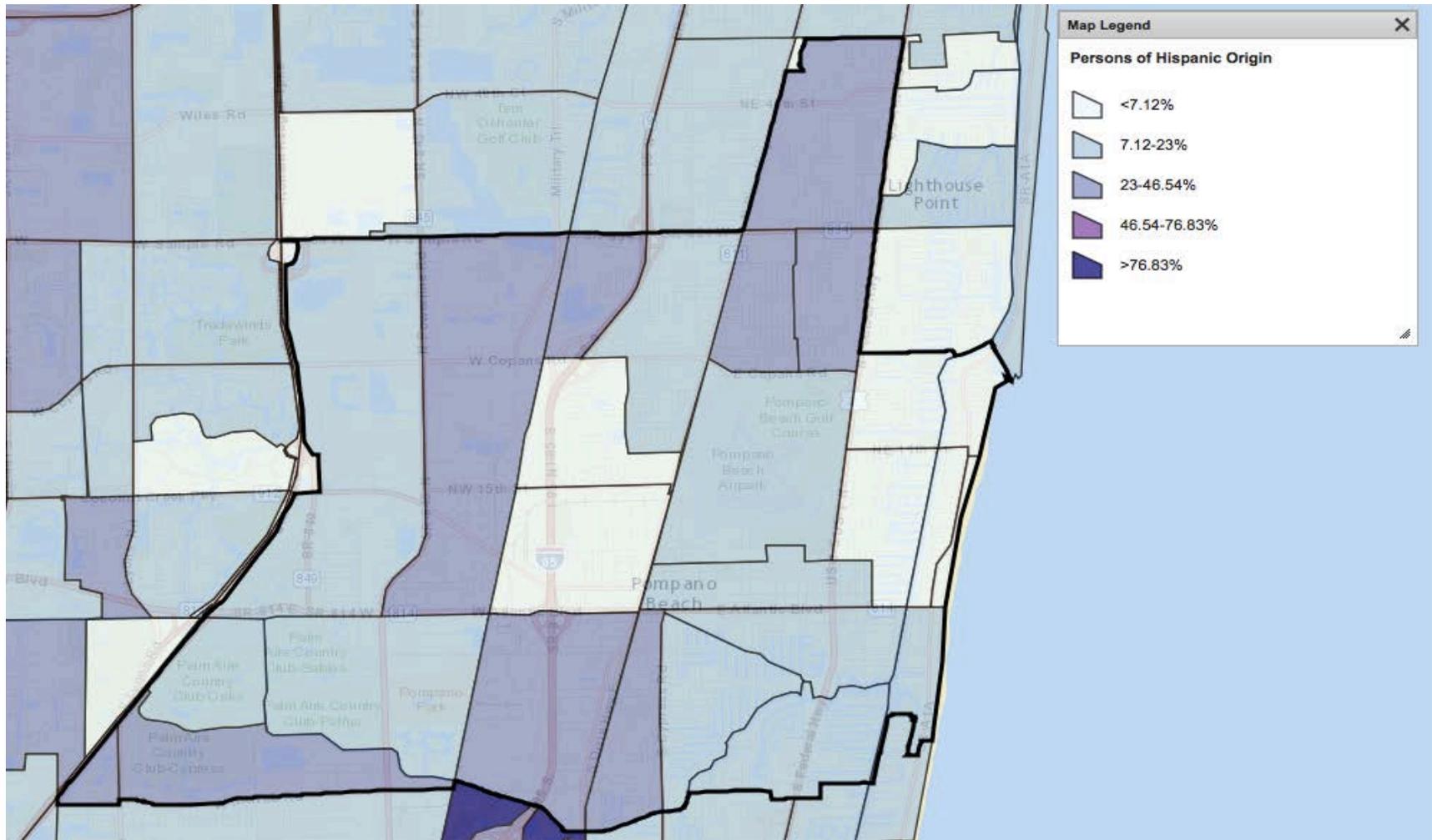
# City of Pompano Beach Neighborhoods

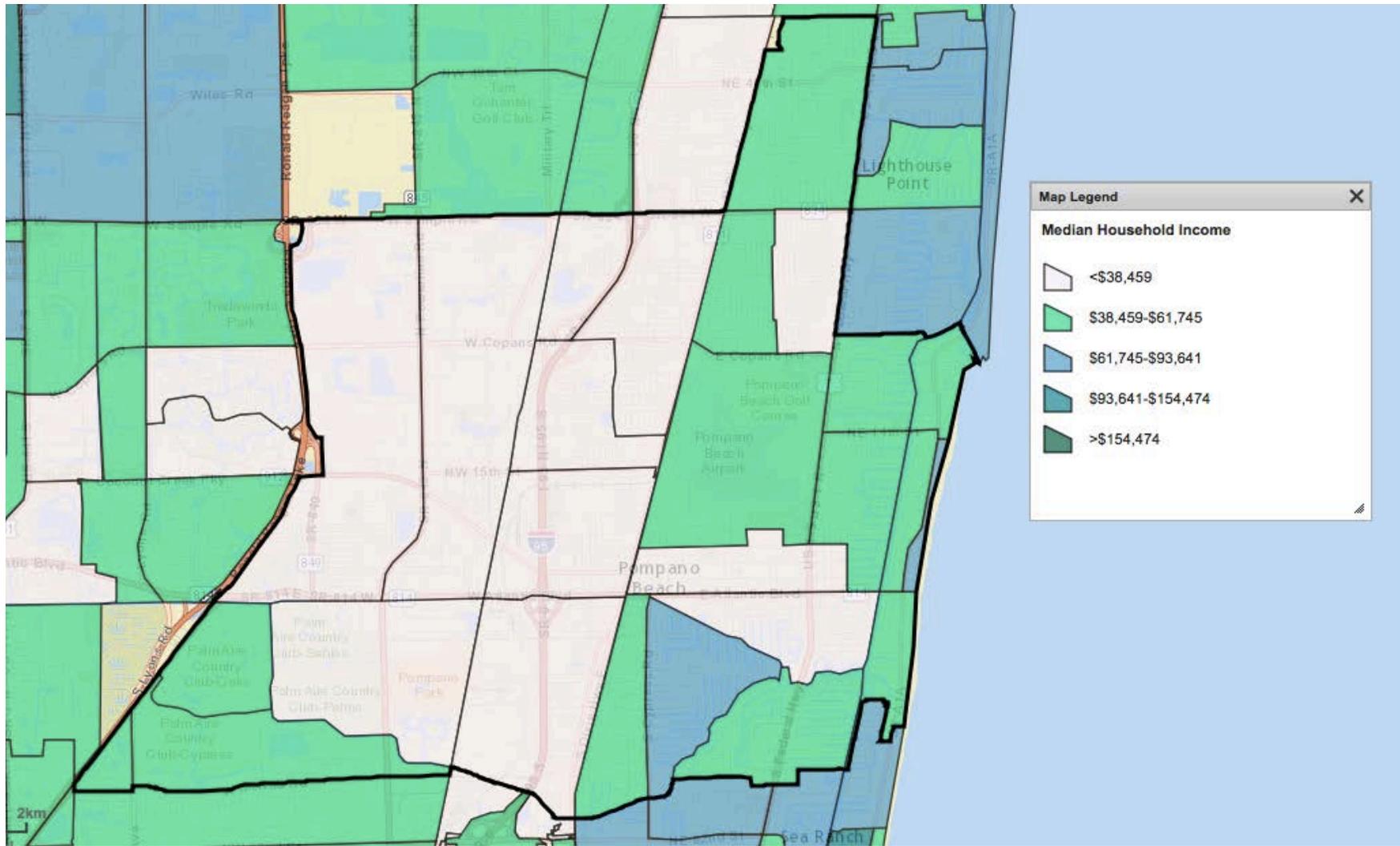


City of Pompano Beach: Development Services Department  
 Map created by Kevin Gurley on June 25, 2012  
 Note: This map includes the areas of The City of Lighthouse Point and the Town of Lauderdale-by-the-Sea that are served by the Utilities Department of the City of Pompano Beach.









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

The average home value of single-family homes in Pompano Beach was \$193,300 in 2014. Areas that contain low-income families, housing units with one or more housing problems, etc. typically exhibit median home values that are below \$100,000. Areas with severe concentrations of housing problems exhibit median homes values below \$75,000, as illustrated on the previous map. Additionally, these areas have other problems that need to be addressed, such as aging or non-existent infrastructure (roads, water/sewer, drainage), and aging or lack of public facilities (community centers, parks).

### **Are there any community assets in these areas/neighborhoods?**

The City of Pompano Beach through its Parks and Recreation Development operates and maintains parks, playgrounds, senior centers, and recreational centers throughout the City. Many of these facilities are located in low- and moderate-income areas or are regional parks, which can be utilized by all residents.

### **Are there other strategic opportunities in any of these areas?**

The City is required to prepare a comprehensive land use plan that includes a housing element. The housing element is required to include data and analysis identifying current and projected housing needs for a minimum 10-year period. The data and analysis must address the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units and rent or cost to income ratio, the creation and preservation of affordable housing, the availability of housing sites, the distribution of housing for a range of incomes and types (including mobile homes, manufactured homes, group homes and foster care facilities), household size, age of residents, and the number of substandard units. To address unmet current and future housing needs, the housing element must include principles, guidelines, standards, and strategies to address these housing needs. The housing element must also address streamlining the permitting process, minimize costs and

delays in providing affordable housing, avoid the concentration of affordable housing units only in specific areas of the community, and ensure the provision of adequate infrastructure and public facilities. Local land development regulations also must be adopted that are consistent with and implement the local comprehensive plan and are required to address incentive and inclusionary zoning (Section 163.3202(3), F.S.).

# Strategic Plan

## SP-05 Strategic Plan Overview

The City of Pompano Beach has taken into consideration various factors, both internal and external, that affect community and economic development outcomes within the jurisdiction. Programs, policies, and services were evaluated to determine the effectiveness of delivery of services to its residents. The City acknowledges that flexible approaches toward realizing targeted goals is needed, along with the ability to rebound and adapt to changing external factors which otherwise may impede efforts to accomplish Strategic Plan objectives.

The purpose of the Strategic Plan section of the Consolidated Plan is to use the information from the data and analysis in the Needs Assessment and Market Analysis sections of the plan to determine how and where the HUD-funded agencies should prioritize the programs they fund to help alleviate deficiencies in community housing and non-housing development categories. The goals set forth in Pompano Beach FY 2015-2020 Strategic Plan are in line with the U.S. Department of Housing and Urban Development's (HUD) directives to provide decent affordable housing, create suitable living environments, and expand economic opportunities.

The priorities outlined in the Plan represent the goals, resources and programs designed to address the County's social, economic, and housing needs over the next five years. Leveraging and strategic partnerships, both public and private, are crucial and will enable the City to assist with the Jurisdiction's most critical needs, such as affordable housing, infrastructure needs, homeless prevention, economic development, and public service activities, among others. This section also discusses the use of leverage funds to maximize the use of HUD funding to increase the number of housing and non-housing

projects. Through the planning and execution of sustainable solutions to community and economic development needs, the City will be able to achieve those goals targeted principally at low- and moderate income residents.

### **SP-10 Geographical Priorities**

This section of the Strategic Plan describes the process and methods for distributing HUD-funding throughout the City of Pompano Beach. Each HUD funded program administered by the City has its own distribution processes, objectives and goals.

### **SP-25 Priority Needs**

This section of the Strategic Plan describes the process in which the City determines what the priority need categories are and how much money is allocated to each eligible program funded by HUD category.

### **SP-30 Influence of Market Conditions**

This section of the Strategic Plan describes the effects that current market trends and conditions have on the process of allocated HUD funding to particular funding program activities.

### **SP-35 Anticipated Resources**

This section of the Strategic Plan documents the estimated annual HUD funding allocation amounts anticipated to be received over the five-year 2015-2020 planning period.

### **SP-40 Institutional Delivery Structure**

This section of the Strategic Plan describes the City's internal structure and delivery system methods to achieve the goals and objectives set forth.

### **SP-45 Goals**

This section of the Strategic Plan describes the goals and objectives that have been selected by the City for each HUD funded program and how the goals and objectives that will be initiated and/or completed during the Consolidated Plan's timeframe.

### **SP-50 Public Housing Accessibility and Involvement**

This section of the Strategic Plan describes how the City is working with public housing agencies to meet the needs of public housing residents and public housing developments.

### **SP-55 Barriers to Affordable Housing**

This section of the Strategic Plan summarizes the 2015 Analysis of Impediments to Fair Housing Choice plan that was completed in conjunction with the Consolidated Plan process. The Analysis of Impediments to Fair Housing Choice provides a comprehensive review of current barriers to fair housing and outlines the activities the City will undertake to help overcome these barriers.

### **SP-60 Homelessness Strategy**

This section of the Strategic Plan describes the activities the City will undertake to reduce homelessness, both through housing and supportive services.

### **SP-65 Lead Based Paint Hazards**

This section of the Strategic Plan describes the programs the City has developed, adopted, or implemented to educate local level housing providers and the general public on the dangers of lead based paint hazards and reduce the exposure to lead based paint in projects funded through the agencies.

**SP-70 Anti-Poverty Strategy**

This section of the Strategic Plan describes how the City's programs and initiatives reduce poverty.

**SP-80 Monitoring**

This section of the Strategic Plan identifies the monitoring procedures implemented by the City in order to ensure compliance with all federal and state guidelines and regulations.

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

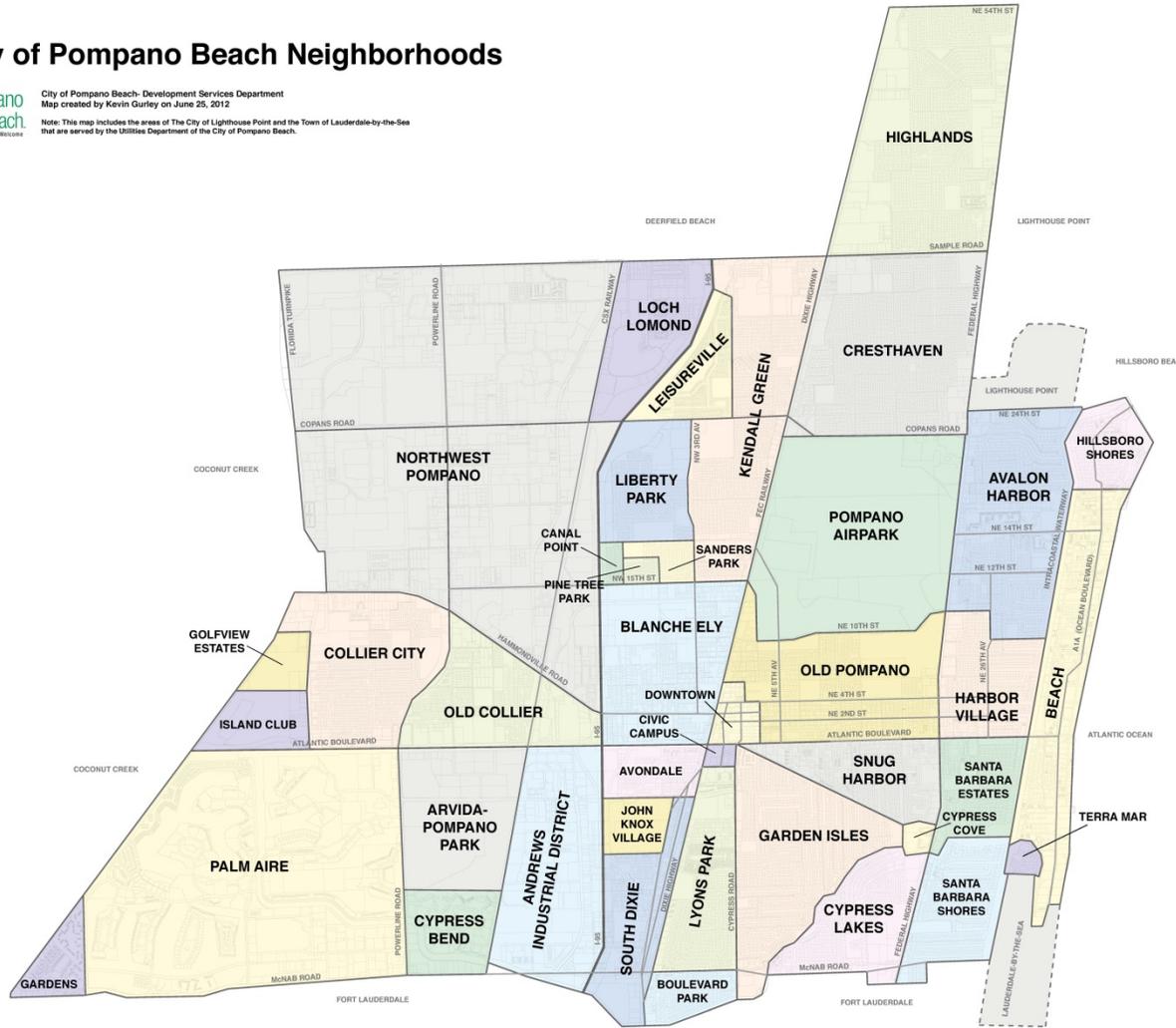
## Geographic Area

Table 42 - Geographic Priority Areas

### City of Pompano Beach Neighborhoods



City of Pompano Beach- Development Services Department  
 Map created by Kevin Gaurley on June 25, 2012  
 Note: This map includes the areas of The City of Lighthouse Point and the Town of Lauderdale-by-the-Sea that are served by the Utilities Department of the City of Pompano Beach.



<b>1</b>	<b>Area Name:</b>	City of Pompano Beach
	<b>Area Type:</b>	CDFI area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	34
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Citywide
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City conducted one public hearing and one public meeting to seek public input on the housing and community development needs within the City of Pompano Beach. Comments received during these meetings were evaluated to determine the goals and objectives identified in the Strategic Plan portion of this Consolidated Plan.
	<b>Identify the needs in this target area.</b>	Affordable Housing (Homeownership and Rental) Housing Demolition Economic Development
<b>What are the opportunities for improvement in this target area?</b>	CDBG program funding HOME program funding	
<b>Are there barriers to improvement in this target area?</b>	There are no barriers to improvement currently identified in this target area.	

<b>2</b>	<b>Area Name:</b>	NW Redevelopment Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	NONE
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	TBD
	<b>Revital Type:</b>	Commercial
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	See attached map.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This is a residential target area.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City conducted one public hearing and one public meeting to seek public input on the housing and community development needs within the City of Pompano Beach. Comments received during these meetings were evaluated to determine the goals and objectives identified in the Strategic Plan portion of this Consolidated Plan.
	<b>Identify the needs in this target area.</b>	Affordable Housing (Homeownership and Rental) Housing Demolition Economic Development
<b>What are the opportunities for improvement in this target area?</b>	CDBG program funding HOME program funding	
<b>Are there barriers to improvement in this target area?</b>	There are no barriers to improvement currently identified in this target area.	

## **General Allocation Priorities**

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

The City of Pompano Beach anticipates distributing annual federal funding program allocations city-wide, including the NW Redevelopment Area identified as a target area during the 2011-2015 Consolidated Plan. General goals and objectives identified in section "SP-45 Goals" of this Strategic Plan are allocated based on level of need, number of low- and moderate-income beneficiaries identified, and amount of funding available for that federal program funding category.

The only continuing funding program that with strict geographic boundaries is the Neighborhood Stabilization Program (NSP) which is designated specifically toward neighborhoods with high numbers of foreclosed homes in census tracts determined by HUD. All properties considered for NSP funding must be located in an NSP Target Area, with the exception of NSP homes built using NSP Revolving Loan Funds, which will be used citywide. All other federal program funds are distributed citywide to most effectively meet the national objectives associated with the funding sources.

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

**Priority Needs**

**Table 43 - Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Homeowner Housing Rehabilitation Emergency Repair Program CDGB Administration HOME Administration
	<b>Description</b>	Housing Rehabilitation activities for qualifying low- and moderate-income owner-occupied households.
	<b>Basis for Relative Priority</b>	The need for Housing Rehabilitation is a continuing priority in Pompano Beach. The level of priority need is determined by public comments and survey responses received during the Citizen Participation Process of this Consolidated Plan.
<b>2</b>	<b>Priority Need Name</b>	Purchase Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	Citywide

	<b>Associated Goals</b>	First Time Homebuyer Program CDBG Administration HOME Administration	
	<b>Description</b>	Purchase Assistance activities in the form of down payment or mortgage reduction for qualified first-time homebuyers.	
	<b>Basis for Relative Priority</b>	The need for Purchase Assistance for qualified first time homebuyers is a continuous priority in Pompano Beach. The level of priority need is determined by public comments and survey responses received during the Citizen Participation Process of this Consolidated Plan.	
<b>3</b>	<b>Priority Need Name</b>	Public Services	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low Moderate	Low
	<b>Geographic Areas Affected</b>	Citywide	

	<b>Associated Goals</b>	Skills and Academic Center Hand Up Program Reveal and Awaken Programs Senior Citizen Program Youth Program Business and Schools Work Together Russell Reading Room Indigent Medical Services Emergency Shelter After School and Summer Music Programs Summer Camp-Gang Prevention Providing food and fresh produce for families with food insecurity
	<b>Description</b>	Public service activities including mental health counseling, health care, supportive services, and other eligible activities provided by non-profit organizations in partnership with the City of Pompano Beach.
	<b>Basis for Relative Priority</b>	The need for Public Services is a continuous priority in Pompano Beach. The level of priority need is determined by public comments and survey responses received during the Citizen Participation Process of this Consolidated Plan.
4	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate
	<b>Geographic Areas Affected</b>	Citywide

	<b>Associated Goals</b>	Economic Development Revolving Loan Program CDBG Administration
	<b>Description</b>	Economic Development activities in the form of revolving loans to small businesses and other eligible activities through the City's Economic Revolving Loan Program.
	<b>Basis for Relative Priority</b>	The need for Economic Development is a continuous priority in Pompano Beach. The level of priority need is determined by public comments and survey responses received during the Citizen Participation Process of this Consolidated Plan.
<b>5</b>	<b>Priority Need Name</b>	Infrastructure Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Facility Structural Repairs Community Revitalization CDBG Administration HOME Administration
	<b>Description</b>	Infrastructure Improvement activities including water/sewer line improvements, installation of street lighting, street paving, sidewalk improvements, and other eligible Infrastructure Improvement activities eligible under the CDBG program.
	<b>Basis for Relative Priority</b>	Infrastructure Improvements activities were identified as a priority need during the last Consolidated Plan five-year period. However, the priority need level for Infrastructure Improvements has decreased according to public comment and survey responses received during the Citizen Participation Process of this Consolidated Plan.
<b>6</b>	<b>Priority Need Name</b>	Acquisition and Clearance
	<b>Priority Level</b>	Low

<b>Population</b>	Extremely Low Moderate	Low
<b>Geographic Areas Affected</b>	Citywide	
<b>Associated Goals</b>	CDBG Administration HOME Administration	
<b>Description</b>	Acquisition and Clearance activities including the purchase and demolition of unsafe structures throughout Pompano Beach.	
<b>Basis for Relative Priority</b>	Acquisition and Clearance activities were identified as a priority during the last five-year Consolidated Plan period. However, these activities were not identified as a high priority need during the Citizen Participation Process conducted prior to the development of this 2015-2020 Consolidated Plan.	

**Narrative (Optional)**

The priority needs identified in this section of the Strategic Plan were recommended by the City of Pompano Beach Office of Housing and Urban Improvement and approved by the Community Development Advisory Board based on public comments received during the public meetings and the Consolidated Plan survey responses received during the Citizen Participation Process conducted prior to the development of this 2015-2020 Consolidated Plan. Each priority need identified was carefully selected by a City appointed review committee and presented to the general public and advisory board members prior to approval. The City Commission of Pompano Beach then approved the FY2015-2016 Proposed Annual Action Plan funding for CDBG and HOME program allocation based on these priority needs. All priority needs identified in this section of the Strategic Plan are directly linked to the goals, objectives and specific projects that will receive direct funding allocations through the CDBG and HOME programs.

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

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for families of all sizes</li> <li>• Availability of voucher programs in all jurisdictions</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock</li> </ul>
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for persons with disabilities and their families</li> <li>• Availability of voucher programs in all jurisdictions</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs</li> <li>• Availability of enforcement agencies to regulate accommodations and modifications for persons with disabilities and their families</li> <li>• Availability of supportive housing services, when necessary</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multi-family housing stock for persons with disabilities and their families</li> </ul>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<ul style="list-style-type: none"> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multifamily housing stock for persons with disabilities and their families</li> <li>• Current cost of materials for new unit production</li> <li>• Availability of incentives to developers to produce new single family and multi-family affordable housing units</li> </ul>
Rehabilitation	<ul style="list-style-type: none"> <li>• Current cost of materials for rehabilitation</li> <li>• Availability of funding for housing rehabilitation activities</li> </ul>
Acquisition, including preservation	<ul style="list-style-type: none"> <li>• Availability of funding for acquisition activities</li> <li>• Evaluation of fair market prices for home purchases</li> <li>• Cost of materials for redevelopment of historic housing structures</li> </ul>

**Table 44 - Influence of Market Conditions**

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

**Introduction**

Grant resources totaling \$4,774,092 from CPD Programs are expected to be available during the next five (5) years (October 1, 2015-September 30, 2020) as described in this, the City’s Five Year Consolidated Plan (FY 2015-2020). These funds will be used to address priority needs, specific goals and objectives. The grant resources will address obstacles that meet underserved needs, achieve decent housing, expand economic development opportunities for low and moderate income persons, develop institutional structures and enhance coordination between public and private housing and social service agencies. The annual allocations (FY 2015-2016) for CDBG and HOME were provided by HUD as FY 2015 CPD Formula Funds. Program Income and Prior Year Resources will not be utilized and/or are not available from prior CPD funding allocations.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition and Admin Planning Economic Development Housing Public Improvements Public Services	908,600	0	0	908,600	3,634,400	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	284,923	0	0	284,923	1,139,692	The annual allocation and any program income or prior year resources will be allocated to eligible HOME program categories per 24 CFR92

**Table 45 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Pompano Beach will strategically leverage additional resources for the goals and objectives identified in this Plan through strong partnerships and additional granting agencies. These funds will be used to undertake community development activities related to providing assistance to the homeless, disabled and underserved populations and those having special needs. Funds will also be used for housing purposed and for undertaking economic development and infrastructure. Both the HOME and CDBG programs have matching funds requirements to be provided by the recipient. For the HOME Program, the match will be provided from the State Housing Initiative Program (SHIP) in the amount of 25% of the annual allocation.

The City of Pompano Beach also has an effective partnership with the Community Redevelopment Agency (CRA) in Pompano Beach that is extremely successful in obtaining various funding streams for community development initiatives. There are also many public and private granting agencies that have funding opportunities to address community development activities. In some instances CDBG and HOME funding can be used as Federal Match to apply for these opportunities. In the event that a project arises that is eligible to leverage with federal funds, the City will hold a formal advertisement process and public meeting to inform the public of the Consolidated Plan update.

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

The City of Pompano Beach and the City of Pompano Beach Community Redevelopment Agency (CRA) own parcels of land that can be used for affordable housing if and when necessary as leverage to affordable housing projects. The City will also work with developers of property located within the jurisdiction and locate services in underserved areas in the most need of services. Land may be sold or donated to entities (non-profits and community agencies) for public or community interest purposes upon receipt of an application by the City Commissioners for the conveyance or lease of such property. If the Commission is satisfied with the proposed use of the property and the land is not needed for city purpose, it can be conveyed or leased to the applying entity for such price (nominal or otherwise) that the Commission may fix, regardless of the actual value of the property. Where there is more than one bidder for the property, the Commission is authorized to sell, lease and convey any property belonging to the city to the highest and best bidder for the particular use deemed to be the highest and best.

### SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Pompano Beach Office of Housing and Urban Improvement	Government	Grantee	City Wide
The Broward Partnership	Non-profit Organization	Homelessness Public Services	County Wide
Broward County Housing Authority	CHDO	Public Services	County Wide
Housing Authority of Pompano Beach	PHA	Ownership/Rental Homelessness Public Service	City Wide
City of Pompano Beach Community Redevelopment Agency	Non-profit Organization	Economic Development Ownership/Rental Neighborhood Improvements Public Facilities	Zoned within City
Broward Outreach Center-Pompano Beach	Community/faith-based Organization	Homelessness Public Services	County Wide
Broward County Health Department	Public Institution	Non-Homeless Special Needs Public Services	County Wide
Broward County Homeless Initiative Partnership	Government	Homelessness Public Services	County Wide
Goodwill South Florida	Community/Faith-Based Organization	Homelessness Public Service Non-Homeless Special Needs	County Wide

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Habitat for Humanity of Broward	Non-profit Organization	Ownership/Rental Neighborhood Improvements Homelessness Public Services	County Wide
Our Father's House Soup Kitchen	Community/Faith-Based Organization	Homelessness Public Services	County Wide
Broward Partnership for the Homeless, Inc.	Public Institution	Homelessness Public Services	County Wide
Coalition to End Homelessness		Homelessness Public Services	County Wide
Legal Aid Services of Broward	Non-profit Organization	Public Services	County Wide
Episcopal Mental Health Ministries- Daytime Homeless Shelter	Community/Faith-Based Organization	Homelessness Public Service	City Wide
Spectrum-Adult Transitional Living Program (Homeless)	Non-Profit Organization	Homelessness Public Service Non-Homeless Special Needs	City Wide
St. Joseph Haitian Rescue Mission	Community/Faith-Based Organization	Homelessness Public Service	City Wide
St. Laurence Chapel	Community/Faith-Based Organization	Homelessness Public Service	City Wide
Aspire to Grow	Non-Profit Organizations	Homelessness Public Services Non-Homeless Special Needs Economic Development	County Wide
Career Source- Broward	Non-Profit Organization	Homelessness Public Services Non-Homeless Special Needs Economic Development	County Wide

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Catholic Charities	Community/Faith-Based Organization	Homelessness Public Services Neighborhood Improvement	County Wide

**Table 46 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Pompano Beach Office of Housing and Urban Improvement (OHUI), who administers the CDBG and HOME programs, has a Director that monitors program compliance, assists in the implementation and enforcement of local, county, state and federal laws and regulations, and prepares management reports on the effectiveness of federal programs. The OHUI staff consists of a housing specialist, housing inspector, a program compliance manager, and support staff that implement program procedures, work with beneficiaries, and monitor federal program compliance to achieve program goals and objectives.

The OHUI works with a variety of Community Housing Development Organizations (CHDOs) and other non-profit housing and supportive service providers to implement housing, public services, economic development services, homeless services and other community development activities such as capital improvements, infrastructure, and public facilities. The OHUI maintains operation agreements/contracts with each non-profit service provider and continues to evaluate the operation of each of its community development programs to ensure all operations are within regulatory requirements, to maximize the number of beneficiaries, and to ensure access to these programs by eligible persons.

While the City does have a strong institutional delivery system, gaps and weaknesses do exist. Although the City strongly encourages coordination and communication between the community development players, many agencies still tend to be self-contained. Oftentimes this means a lack of communication and awareness of other agencies and the existent services

within the City and County at large. Another gap in the delivery system is that most of the service providers and initiatives are at the County level, decreasing the focus and awareness on Pompano Beach specifically. This lack of focus hinders the city's ability to further leverage resources and assets that could produce more services for the residents of Pompano Beach.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 47 - Homeless Prevention Services Summary**

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

The City of Pompano Beach, with its community partners, utilizes many avenues to provide outreach, education and supportive services to special needs populations, including homeless persons. The city independently however, does not administer any federally funded grant programs or implement activities that provide services that are targeted to special needs populations, including homeless persons. Broward County is the grantee for ESG funding and decides the goals and objectives that address the needs of the homeless population in Pompano Beach.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In the event that a gap is identified in the City's current institutional structure, the City will develop and implement the appropriate measures to alleviate any issues that affect achievement of program goals, anticipated outcomes and program compliance.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	<p>Homeowner Housing Rehabilitation</p> <ul style="list-style-type: none"> <li>• Homeowner units constructed</li> <li>• Homeowner units rehabilitated</li> <li>• Exterior home improvements</li> <li>• Emergency repairs</li> </ul>	2015	2020	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$465,590	# of housing units with improvements and rehabilitation throughout the city on older and sub-standard housing units.
2	<p>Public Services</p> <ul style="list-style-type: none"> <li>• Child care services</li> <li>• After school child care services</li> <li>• Youth services</li> <li>• Health services</li> <li>• Abused and neglected children services</li> <li>• Youths aging out of foster care</li> <li>• Housing counseling</li> <li>• Food distribution programs</li> </ul>	2015	2020	Public Services	Citywide	Public Services	CDBG: \$136,290	# of public service activities other than Low/Moderate Income Housing

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Development  • Job creation • Business creation • Business Retention	2015	2020	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$100,000	# of persons utilizing the Economic Development Revolving Loan Program and adequate funding reallocated in subsequent fiscal years.
4	Purchase Assistance • First Time Homebuyer	2015	2020	Affordable Housing	Citywide	Purchase Assistance	HOME: \$213,693	# of low-mod persons assisted
5	CHDO Activities • Resale/Rental Acquisition • New Construction • Housing Rehabilitation	2015	2020	Affordable Housing	Citywide	Acquisition Housing Rehabilitation Purchase Assistance	HOME: \$42,738	# of low-mod persons assisted # of low-mod households assisted
6	Administration • Staff Time • Technical Assistance	2015	2016	Administration	INTERNAL	Not applicable	CDBG: \$181,720 HOME: \$28,492	Not applicable

Table 48 - Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner Housing Rehabilitation
	<b>Goal Description</b>	The City anticipates allocating approximately \$465,000 in CDBG funding for eligible homeowner housing rehabilitation projects specifically targeted to general housing rehabilitation, emergency repair and exterior home improvements.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City anticipates allocating \$136,290 in federal program funding directly to non-profit organization partners for the administration and implementation of eligible public service activities including mental health counseling, health care services, and other supportive services to targeted beneficiaries within Pompano Beach.
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The City anticipates allocating \$100,000, during the 2015-2016 fiscal year and each fiscal year after depending on funding available, to economic development activities including job creation, business creation and business retention. The economic development activities will be implemented through the City's Economic Development Revolving Loan Program.
4	<b>Goal Name</b>	Purchase Assistance
	<b>Goal Description</b>	The City anticipates allocating \$213,693, during the 2015-2026 fiscal year and each fiscal year after depending on funding available, to purchase assistance activities including down payment assistance, to eligible first time homebuyers through the City of Pompano Beach's internal First Time Homebuyer Program.
5	<b>Goal Name</b>	CHDO Activities
	<b>Goal Description</b>	The City anticipates allocating \$42,738, during the 2015-2015 fiscal year and each fiscal year after depending on funding available, to CHDO activities including acquisition for resale/rental, housing rehabilitation, new construction for resale/rental, or purchase assistance through eligible City-approved CHDOs.
6	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	The City anticipates allocating \$181,720 (20 percent maximum allowable) in CDBG funding and \$28,492 (maximum allowable) in HOME funding, during the 2015-2016 fiscal year, towards internal administrative activities including staff time, technical assistance and other eligible activities.

Table 49 – Goals Descriptions

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

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

*Pompano Beach Housing Authority (PBHA):* Provides the Pompano Beach community with quality housing that is affordable, decent and safe. Oversees public housing units and Section 8 tenant-based assistance units. The City and the PBHA operate independently.

### **Activities to Increase Resident Involvements**

The Housing Authority of Pompano Beach is currently implementing the Family Self-Sufficiency Program to increase resident involvement and promote self-sufficiency and less dependence on public housing assistance. The Family Self-Sufficiency (FSS) is a HUD program that encourages the Housing Authority to work with agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to increase their earned income and establish an escrow account.

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

### **Barriers to Affordable Housing**

As a recipient of Community Development Block Grant (CDBG) entitlement funding from the US Department of Housing and Urban Development (HUD), the City of Pompano Beach is required to create and maintain an *Analysis of Impediments to Fair Housing Choice (AI)* to identify impediments or barriers to affordable housing and fair housing choice, and create actions toward the resolution of the barriers. The AI identified five (5) perceived impediments to affordable housing and fair housing choice. The barriers identified, are described as follows:

- Violations of federal and local fair housing laws in the city of Pompano Beach
- Awareness of fair housing laws, issues, potential violations and resources appears to be limited
- Continued disparity by race in mortgage origination and access to non-predatory loans
- Continued concentration of racial minorities in low-opportunity communities
- Lack of adequate capital resources to address affordable housing gap

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

As with part of the development of the AI, the City of Pompano Beach determined recommendations for actions that can be implemented in the federal grant program administration and other local government operations to resolve the identified barriers. The recommended actions to resolve the barriers identified, are described as follows:

- The City of Pompano Beach should continue to enforce local, state and federal fair housing laws by reporting violations and allegations of violations to the appropriate government agency

- The City of Pompano Beach should continue to provide information on fair housing laws to the public, its staff, Realtors, property owners and lenders through educational activities including workshops, public service announcements and presentations to targeted groups
- The City of Pompano Beach should continue to provide educational fair housing and fair lending materials to local lenders and support homebuyer workshops that provide education to homebuyers
- The City should continue to promote efforts to desegregate communities through educational efforts to expand opportunities in all communities throughout the city
- Continue to work with all development stakeholders in the city and region to promote affordable housing development. The City should strategically utilize local resources, including the CRA, housing trust fund and the potential Broward County Linkage Fee to address gaps in affordable housing development projects

### **SP-60 Homelessness Strategy – 91.215(d)**

The City of Pompano Beach will continue to work with Broward County’s non-profit service organizations to provide shelter and transitional housing to the County’s homeless, including those who live in the City. The City will continue to work in conjunction with the County and homeless service providers, and facilitate a coordinated strategy for providing additional shelter and housing opportunities for families and individuals in need of assistance.

The City of Pompano Beach is presently served by the Broward County Continuum of Care (CoC) Homeless Program and will continue to work with the County to strengthen the CoC and support and facilitate that program as necessary. The program is a countywide public/private partnership that pulls together social services, job training, and affordable housing to address the gaps in services and housing for the sheltered and unsheltered chronically homeless to bring them and the low income out from homelessness and dependency to self-sufficiency. The City of Pompano Beach will continue to collaborate with the Housing Authority to maximize the use of Section 8 and public housing programs for the population at risk of homelessness.

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

Broward County’s comprehensive and collaborative strategy to address homelessness features robust outreach. Due to community demand, street outreach has taken on both screening and engagement services. The Broward Outreach Center and the 2-1-1 Homeless Helpline are the main providers of outreach services in Pompano Beach.

The Broward Outreach Center, operated by Miami Rescue Mission, is a state-of-the-art, 200-bed, homeless assistance center located in Pompano Beach. It is in its second year of serving homeless men, women and families. The program is designed to be an eight-week, full-service homeless shelter, with an average stay of sixty days.

The 2-1-1 Homeless Helpline is the gateway to homeless services in Broward County, the first step in finding shelter, support services, or programs that help an individual or family who are homeless or on the verge of being homeless. The 2-1-1 team is responsible for managing the waiting list for families in need of shelter and for prioritizing placements based on critical factors such as health, safety and ages of children. The team works closely with homeless shelters to track the availability of family beds and to quickly place families at highest risk into those beds. The team also maintains regular contact with families on the waiting list to assess whether their needs or situations have changed.

### **Addressing the emergency and transitional housing needs of homeless persons.**

While new resources have come on-line to address emergency and transitional housing needs, Broward County has committed to a rapid-re-housing/housing first approach to homelessness. This strategy includes re-tooling assessments done at shelters to focus on housing barriers.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The development of more permanent housing, with or without subsidies, is a key factor in ending homelessness - affordable housing must be our major focus. Ideally, all people would have access to affordable housing and permanent housing vouchers, furthering the cause of ending homelessness. It is especially important to target affordable housing resources to households experiencing homelessness, particularly the most vulnerable ones. In addition to the importance of long-term housing subsidies and development of affordable housing, a great deal has been learned about the effectiveness of short to

medium term subsidies paired with private housing units. This approach examines reallocating funding from a variety of sources including TANF, ESG, CoC and child welfare funding towards rental subsidies.

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

The homeless assistance system needs good relationships with health care providers, the corrections system, foster care and other institutions that interact with low income and homeless individuals and families. The new HEARTH Act regulations and current budget environment make collaboration more important than ever. Additionally, the Affordable Care Act, an engaged Sheriff's Office and the money being invested in ending veteran's homelessness support the case for establishing these relationships. Effective collaboration requires selling agencies on why they should work closely with the homeless assistance system; inviting stakeholders in other agencies to engage with homeless providers through joint planning and CoC meetings; and using data to identify people that access multiple systems to be targeted for assistance. Strategies include: expediting benefits enrollment and data analysis of consumers that are high utilizers of hospitals and jails.

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

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

There are several actions the City of Pompano Beach Office of Housing and Urban Improvement (OHUI) can take to address LBP hazards and increase access to affordable housing should findings show a need, including, but not limited to:

- Estimate the number of the housing units that contain LBP hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income and moderate-income families.
- Encourage the avoidance of purchasing new affordable housing units that are pre-1978 under programs such as the Neighborhood Stabilization Program (NSP).
- Explore other funding source potential to leverage the LBP allocation within CPD funding to execute LBP hazards removal projects.

The City requires all contractors to submit the following documents or complete the necessary steps prior to beginning any construction activities on homes being rehabilitated with federal funding:

- Lead Based Paint (LBP) inspection and risk assessment
- Notice to occupants of results
- Visual assessment
- Paint Stabilization
- Provisions of LBP Pamphlet
- Abatement of LBP
- Interim Controls
- Safe work practices in rehabilitation

All of the listed actions to address LBP hazards are necessary to identify when a LBP hazard is present in a home and when implemented, can reduce the risk of ingestion of toxic levels of lead by children and other occupants within the home. The City

will continue to review alternatives to maximize use of HUD funds; including seeking other public funding sources, private investment and increasing the efficiency of program operations. The city will continue to work with areas partners in the field of community development to identify ways in which greater sharing and coordination of information can take place among agencies and citizens.

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

The Broward County Health Department currently tracks incidents of elevated blood lead levels for Broward County citizens. Elevated blood lead is determined through blood testing in medical screenings and is defined as a threshold of 10 parts lead/million. According to Broward County Health Department staff, incidences of elevated blood lead levels in the area are most likely due to recent migrations of affected populations from the northeastern states. In general, according to the Health Department staff, the incidence of high lead concentrations drops sharply west of State Road 7. Through its CDBG Housing Rehabilitation Program, the City has contracted with a lead based paint housing inspector. The inspector tests all CDBG funded Housing Rehab projects in homes constructed before 1978 in the City. No houses being funded from CDBG allocations have contained LBP after being inspected. However, the city is prepared to deal with this chance should it become necessary.

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

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

The City of Pompano Beach's anti-poverty goals and programs are aimed to foster economic growth and job creation for the City's residents, with a focus on very low-income households. These empowerment programs will include educational opportunities for low-income households and match employment openings with the local workforce

The projected outcomes of these strategies will be:

- Create new jobs targeted at the currently unemployed, by providing small business training and development programs, and construction training.
- Award college scholarships to high performing low-income high school seniors through the Blanche Ely Scholarship Program.
- Assist small business development through commercial rehabilitation, micro-loans, technical assistance and business training.

The City works to provide information and referrals to the many service providers and organizations in Broward County. The affordable housing, public services and economic development goals and objectives identified in this strategic plan of the Consolidated Plan target all low to moderate income areas and persons in order to create or sustain affordable housing, provide supportive services necessary to create decent living environments, and create economic opportunities throughout the City; all of which are measures of reducing poverty and creating empowerment for the residents of Pompano Beach.

## **SP-80 Monitoring – 91.230**

Regulations for the Consolidated Plan, which can be found at Title 24, Part 91, Section 230 of the Federal Code of Regulations, require communities to have a Monitoring Plan as a part of its Consolidated Plan. The Monitoring Plan contains information on standards and procedures the City will utilize in order to monitor the activities, goals and objectives outlined in the Consolidated Plan and Annual Action Plan. The Monitoring Plan also details the standards and procedures that will be used to ensure long-term compliance with all of the Federal housing and community development programs.

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

### CDBG Monitoring

The City of Pompano Beach's Office of Housing and Urban Improvement will conduct one or more site visits per year to ensure that sub-recipients are complying with the terms and conditions of the agreement between the sub-recipient and the City. These site visits will continue for the duration of the agreement. Some of the items that will be monitored include: Compliance within the timeframe of the agreement, rate of expenditures, continued eligibility of the activities under the agreement, adequate documentation of client eligibility and service delivery, and compliance with standard CDBG regulations. Local governments are required to maintain records documenting compliance with CDBG regulations including; fair housing, equal opportunity and civil rights requirements. Records must be maintained for six years after the grant period ends, and are periodically monitored by HUD.

- Site visits will be performed periodically when construction is involved to monitor Labor standards requirements. David Bacon interviews will be performed, payrolls will be reviewed on a weekly basis, and follow up will be provided when wage restitutions are required.
- If the activity involved acquisition, relocation or displacement, monitoring will be performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
- To ensure further due diligence, sub-recipients will be required to have audits performed pursuant to OMB Circular A-133 and submitted to the City on an annual basis. Sub-recipients will be required to submit monthly or quarterly reports, as well as annual reports for the duration of the contract period.
- A review of the timeliness of expenditures will occur monthly through the IDIS reporting system.
- Per CFR Part 58, all CDBG projects will undergo an environmental review prior to an agreement being executed. City-wide CDBG projects with unspecified sites will be reviews when the are identified according to the site review strategy.
- Following a grant award to a local government, HUD is required to review recipient performance relating to civil rights requirements, including:
  - Current employment and personnel policy;
  - Civil rights profile;
  - Job advertisements;
  - Employment discrimination complaints;
  - Employment data that indicates that persons are not being denied benefits or treated differently because of their race, color, sex, national origin, or disability;
  - Documentation of steps taken to further fair housing during the year, including fair housing activities;
  - Housing discrimination complaints and documentation describing the process used to handle such complaints;

- Board minutes indicating when the local fair housing ordinance was adopted; and
- Have a fair housing and equal opportunity compliance officer.
- The Housing Element of a local comprehensive plan must contain the following items that are directly or indirectly related to fair housing choice:
  - Affordable Housing Needs Assessment;
  - Inventory of renter-occupied housing developments currently using federal, state or local subsidies;
  - A housing analysis that evaluates current and future housing needs;
  - Means for accomplishing the provision of housing with supporting infrastructure for all current and anticipated future residents, including very low- low, and moderate-income households.

### HOME Monitoring

Pursuant to HUD regulations, 24 CFR 92.351, the County has adopted affirmative marketing guidelines and enforces the guidelines by requiring HOME Program Agreement and the Firm Commitment Letter to include the development's affirmative marketing strategies. Prior to funding, the marketing strategy is carefully analyzed and a market study or feasibility report is required if adequate information is not found in the development's appraisal.

- The County's affirmative marketing guidelines require policies and procedures to be included in an Affirmative Fair Housing Monitoring Plan for the following elements:
  - Informing the public, owners and potential tenants;
  - The advertising of vacant units;
  - Owner's outreach efforts;
  - Recordkeeping;

- Assessment of the affirmative marketing efforts of owners
  
- Compliance within the timeframe of the agreement, rate of expenditures, continued eligibility of the activities under the agreement, adequate documentation of client eligibility and service delivery, and compliance with standard CDBG regulations.
- Inspections will be performed as necessary to ensure completion of work before disbursement of HOME funds.
- Depending on the number of units in a project, inspections will be conducted to ensure compliance with Housing Quality Standards.
- If the activity involved acquisition, relocation or displacement, monitoring will be performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

## Pompano Beach 2015-2016 Annual Action Plan

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

#### Introduction

During the 2015-2016 fiscal year, the City of Pompano Beach will receive \$908,600 in CDBG program funding. The City anticipates allocating \$465,590 towards Homeowner Occupied Rehabilitation through the Office of Housing and Urban Improvement's (OHUI) internally administered Housing Rehabilitation, Emergency Repair, and Exterior Home Improvement programs. The City anticipates allocating \$136,290 (the 15 percent maximum allowable amount) towards Public Services including mental health counseling, health care services, and other supportive services to eligible beneficiaries, through approved non-profit organization partners. The City anticipates allocating \$100,000 towards the OHUI's internally administered Economic Development Revolving Loan Program to assist eligible local businesses with activities such as job creation, business creation and business retention. The remaining \$181,720 CDBG annual allocation will be used toward Administration activities for staff time, technical assistance, and other eligible internal activities needed to successfully administer the CDBG program.

During the 2015-2016 fiscal year, the City of Pompano Beach will receive \$284,923 in HOME program funding. The City anticipates allocating \$213,693 towards the City's internal First Time Homebuyer Program, which provides direct purchase assistance to eligible first-time homebuyers. The City anticipates allocating \$42,738 (the required 15 percent of the total allocation) towards eligible HOME program activities administered by a City approved Community Housing Development Organization (CHDO). Eligible HOME activities include acquisition for rehabilitation/resale/rental, new construction for resale/rent, and purchase assistance. The remaining \$28,492 HOME allocation will be used toward Administration activities

for staff time, technical assistance, and other eligible internal activities needed to successfully administer the HOME program.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	908,600	0	0	908,600	3,634,400	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24 CFR 570.200-570.207
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	284,923	0	0	284,923	1,139,692	The annual allocation and any program income or prior year resources will be allocated to eligible HOME program categories per 24 CFR92

**Table 50 - Expected Resources - Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Pompano Beach does not currently have any plans to leverage additional resources to any of the goals and objectives identified in this Strategic Plan. In the event that a project arises that is eligible to leverage with federal funds, the City will hold a formal advertisement process and public meeting to inform the public of the Consolidated Plan update.

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

The City of Pompano Beach and the City of Pompano Beach Community Redevelopment Agency (CRA) own parcels of land that can be used for affordable housing if and when necessary as leverage to affordable housing projects.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Housing Rehabilitation	2015	2020	Affordable Housing	CITY OF POMPANO BEACH	Housing Rehabilitation	CDBG: \$465,590	# of households assisted
2	Public Services	2015	2020	Public Services	CITY OF POMPANO BEACH	Public Services	CDBG: \$136,290	# of low-mod persons assisted
3	Economic Development	2015	2020	Non-Housing Community Development	CITY OF POMPANO BEACH	Economic Development	CDBG: \$100,000	# of low-mod businesses assisted
4	Purchase Assistance	2015	2020	Affordable Housing	CITY OF POMPANO BEACH	Purchase Assistance	HOME: \$213,693	# of low-mod persons assisted
5	CHDO Activities	2015	2020	Affordable Housing	CITY OF POMPANO BEACH	Acquisition for Rehab/Resale/Rental Housing Rehabilitation Purchase Assistance	HOME: \$42,738	# of low-mod persons assisted # of low-mod households assisted
6	Administration	2015	2016	Administration	INTERNAL	Not applicable	CDBG: \$181,720 HOME: \$28,492	Not applicable

Table 51 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Homeowner Housing Rehabilitation
	<b>Goal Description</b>	The City anticipates allocating approximately \$465,000 in CDBG funding for eligible homeowner housing rehabilitation projects specifically targeted to general housing rehabilitation, emergency repair and exterior home improvements.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City anticipates allocating \$136,290 in federal program funding directly to non-profit organization partners for the administration and implementation of eligible public service activities including mental health counseling, health care services, and other supportive services to targeted beneficiaries within Pompano Beach.
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The City anticipates allocating \$100,000, during the 2015-2016 fiscal year and each fiscal year after depending on funding available, to economic development activities including job creation, business creation and business retention. The economic development activities will be implemented through the City's Economic Development Revolving Loan Program.
4	<b>Goal Name</b>	Purchase Assistance
	<b>Goal Description</b>	The City anticipates allocating \$213,693, during the 2015-2026 fiscal year and each fiscal year after depending on funding available, to purchase assistance activities including down payment assistance, to eligible first time homebuyers through the City of Pompano Beach's internal First Time Homebuyer Program.
5	<b>Goal Name</b>	CHDO Activities
	<b>Goal Description</b>	The City anticipates allocating \$42,738, during the 2015-2015 fiscal year and each fiscal year after depending on funding available, to CHDO activities including acquisition for resale/rental, housing rehabilitation, new construction for resale/rental, or purchase assistance through eligible City-approved CHDOs.
6	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	The City anticipates allocating \$181,720 (20 percent maximum allowable) in CDBG funding and \$28,492 (maximum allowable) in HOME funding, during the 2015-2016 fiscal year, towards internal administrative activities including staff time, technical assistance and other eligible activities.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Pompano Beach has not allocated any HUD program annual allocation funding toward any specific projects for the 2015-2016 fiscal year, with the exception of Public Services grants. Instead, the City of Pompano Beach Office of Housing and Urban Improvement (OHUI), who administers HUD funded programs, has selected broad eligible funding categories for the CDBG and HOME programs in order to have more flexibility in determining where and how the funding should be distributed citywide. The broad eligible categories for the CDBG program are Housing Rehabilitation, Public Services and Economic Development. The funding allocated to these categories can be used for individual projects such as homeowner housing rehabilitation for minor or major repairs, youth services, senior services, health services, job training and job placement activities. On May 14, 2015 the CDBG Citizen’s Advisory Board approved Public Services grants for eligible activities to be implemented by local non-profit organizations as follows:

Second Chance Society, Inc.	\$7,000
Light of the World	\$10,000
Taylor’s Closet Foundation, Inc.	\$10,000
Women in Distress Broward County	\$12,500
Learning for Success, Inc.	\$6,000
Russell Life Skills & Reading	\$13,500
Broward Sheriff’s Office	\$12,500

New Horizon CDC, Inc.	\$12,500
Feeding South Florida, Inc.	\$5,000
COPB Parks Department – Seniors	\$20,000
Motivated Unified Sound Impacting Communities, Inc.	\$5,000
COPB Parks Department – Youth	\$22,290
<b>TOTAL:</b>	<b>\$136,290</b>
<b>Table 52 - Projects</b>	

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All CDBG and HOME goals, objectives and projects described in this Annual Action Plan will be allocated citywide based on level of need and income levels of beneficiaries selected to receive eligible services. Any funds being allocated to projects and activities in the NW Redevelopment Area will be determined on an as-needed basis dependent upon the type of project and level of need.

#### Geographic Distribution

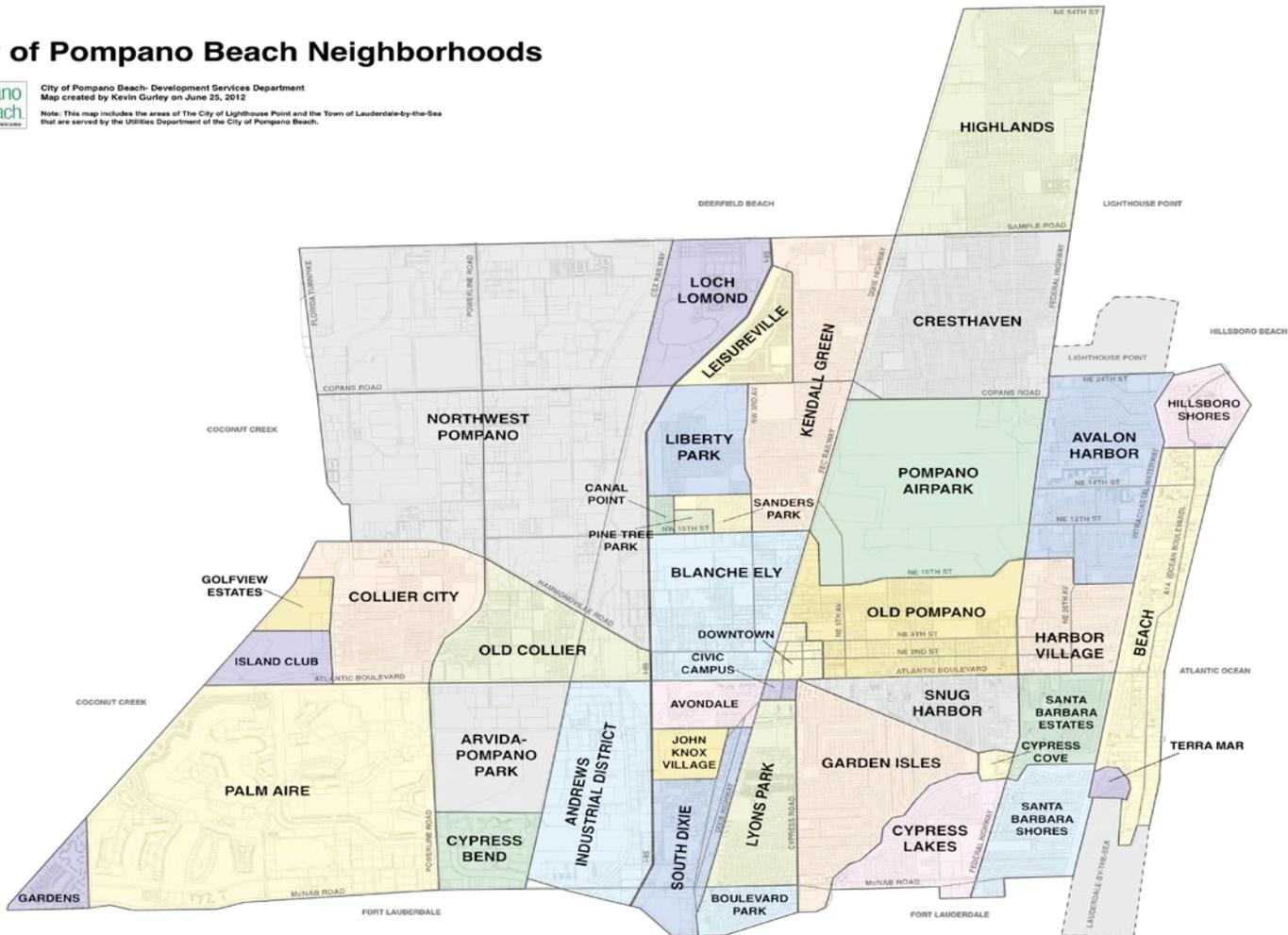
Target Area	Percentage of Funds
CITY OF POMPANO BEACH	100
NW Redevelopment Area	TBD

Table 53 - Geographic Distribution

# City of Pompano Beach Neighborhoods



City of Pompano Beach- Development Services Department  
 Map created by Kevin Gurley on June 25, 2012  
 Note: This map includes the areas of The City of Lighthouse Point and the Town of Lauderdale-by-the-Sea that are served by the Utilities Department of the City of Pompano Beach.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The following tables describe the anticipated outcomes to be accomplished by implementing CDBG and HOME program funding toward eligible grant categories for projects that will increase affordable housing opportunities.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	61
Special-Needs	0
Total	61

**Table 54 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance/Purchase Assistance	21
The Production of New Units	0
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	61

**Table 55 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

In this section of the Annual Action Plan, we describe the actions that will be undertaken by the Pompano Beach Housing Authority to continue and expand efforts in providing affordable housing and other supportive housing services to public housing residents and Section 8 Housing Choice Voucher recipients in Pompano Beach during the 2015-2016 fiscal year.

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

The Pompano Beach Housing Authority intends to continue the day-to-day management and operation of 476 public housing units and 918 Section 8 Housing Choice Vouchers in an effort to assist low-income persons and families secure and maintain a safe and healthy living environment. The Housing Authority anticipates constructing 10 new public housing units on NW 10<sup>th</sup> Street in Pompano Beach over the next five-year Consolidated Plan period.

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

The Pompano Beach Housing Authority (PBHA) administers the Family Self-Sufficiency program to increase resident involvement and promote self-sufficiency and less dependence on public housing assistance. Family Self-Sufficiency (FSS) is a HUD program that encourages the Housing Authority to work with agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to increase their earned income and establish an escrow account. Section 8 rental assistance program recipients, who receive assistance through the PBHA, are eligible to participate in the FSS program. Families enter into a contract with the PBHA that specifies goals and services that each family must fulfill in order to obtain full benefits from the program. At the end of the five-

year contract period, the goal is for each family to no longer need housing assistance. If a family completes the FSS program and still needs housing assistance, the family is still eligible to continue receiving Section 8 rental assistance under the voucher program.

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

The Pompano Beach Housing Authority is not designated as troubled by HUD. The Housing Authority is eligible to receive annual funding allocations for the operation and maintenance of existing public housing units, and other eligible activities determined by HUD.

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

### **Introduction**

In this section of the Annual Action Plan, we describe any efforts that the City of Pompano Beach, in partnership with homeless services provider agencies in the City and surrounding Broward County area, will undertake to address the homeless and other special needs populations.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

Broward County's comprehensive and collaborative strategy to address homelessness features robust outreach. Due to community demand, street outreach has taken on both screening and engagement services. The Broward Outreach Center and the 2-1-1 Homeless Helpline are the main providers of outreach services in Pompano Beach.

The Broward Outreach Center, operated by Miami Rescue Mission, is a state-of-the-art, 200-bed, homeless assistance center located in Pompano Beach. It is in its second year of serving homeless men, women and families. The program is designed to be an eight-week, full-service homeless shelter, with an average stay of sixty days.

The 2-1-1 Homeless Helpline is the gateway to homeless services in Broward County, the first step in finding shelter, support services, or programs that help an individual or family who are homeless or on the verge of being homeless. The 2-1-1 team is responsible for managing the waiting list for families in need of shelter and for prioritizing placements based on critical factors such as health, safety and ages of children. The team works closely with homeless shelters to track the availability of family

beds and to quickly place families at highest risk into those beds. The team also maintains regular contact with families on the waiting list to assess whether their needs or situations have changed.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

While new resources have come on-line to address emergency and transitional housing needs, Broward County has committed to a rapid-re-housing/housing first approach to homelessness. This strategy includes re-tooling assessments done at shelters to focus on housing barriers.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The development of more permanent housing, with or without subsidies, is a key factor in ending homelessness - affordable housing must be our major focus. Ideally, all people would have access to affordable housing and permanent housing vouchers, furthering the cause of ending homelessness. It is especially important to target affordable housing resources to households experiencing homelessness, particularly the most vulnerable ones. In addition to the importance of long-term housing subsidies and development of affordable housing, a great deal has been learned about the effectiveness of short to medium term subsidies paired with private housing units. This approach examines reallocating funding from a variety of sources including TANF, ESG, CoC and child welfare funding towards rental subsidies.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The homeless assistance system needs good relationships with health care providers, the corrections system, foster care and other institutions that interact with low income and homeless individuals and families. The new HEARTH Act regulations and current budget environment make collaboration more important than ever. Additionally, the Affordable Care Act, an engaged Broward Sheriff's Office and the money being invested in ending veteran's homelessness support the case for establishing these relationships. Effective collaboration requires selling agencies on why they should work closely with the homeless assistance system; inviting stakeholders in other agencies to engage with homeless providers through joint planning and CoC meetings; and using data to identify people that access multiple systems to be targeted for assistance. Strategies include: expediting benefits enrollment and data analysis of consumers that are high utilizers of hospitals and jails.

## **AP-75 Barriers to Affordable Housing – 91.220(j)**

### **Introduction:**

As a recipient of Community Development Block Grant (CDBG) entitlement funding from the US Department of Housing and Urban Development (HUD), the City of Pompano Beach is required to create and maintain an *Analysis of Impediments to Fair Housing Choice (AI)* to identify impediments or barriers to affordable housing and fair housing choice, and create actions toward the resolution of the barriers. The AI identified five (5) perceived impediments to affordable housing and fair housing choice. The barriers identified, are described as follows:

- Violations of federal and local fair housing laws in the City of Pompano Beach
- Awareness of fair housing laws, issues, potential violations and resources appears to be limited
- Continued disparity by race in mortgage origination and access to non-predatory loans
- Continued concentration of racial minorities in low-opportunity communities
- Lack of adequate capital resources to address affordable housing gap

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As of a part of the development of the AI, the City of Pompano Beach determined recommendations for actions that can be implemented in federal grant program administration and other local government operations to resolve the identified barriers. The recommended actions to resolve the barriers identified, are described as follows:

The City of Pompano Beach should continue to enforce local, state and federal fair housing laws by reporting violations and allegations of violations to the appropriate government agency

- The City of Pompano Beach should continue to provide information on fair housing laws to the public, its staff, Realtors, property owners and lenders through educational activities including workshops, public service announcements and presentations to targeted groups
- The City of Pompano Beach should continue to provide educational fair housing and fair lending materials to local lenders and support homebuyer workshops that provide education to homebuyers
- The City should continue to promote efforts to desegregate communities through educational efforts to expand opportunities in all communities throughout the City
- Continue to work with all development stakeholders in the City and region to promote affordable housing development. The City should strategically utilize local resources, including the CRA, housing trust funds and the potential Broward County Linkage Fee to address gaps in affordable housing development projects

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In this section of the Annual Action Plan, we describe the additional actions, if necessary, which will be implemented into CDBG and HOME program funded activities and projects completed during the 2015-2016 fiscal year.

### **Actions planned to address obstacles to meeting underserved needs**

No additional actions planned to address obstacles to meeting underserved needs. In the event that an underserved need is identified, and CDBG and/or HOME funds become available, the OHUI will meet with the appropriate advisory board to request funding approval for special projects during the 2015-2016 fiscal year.

### **Actions planned to foster and maintain affordable housing**

The City of Pompano Beach anticipates to continue fostering and maintaining affordable housing efforts citywide through providing HUD program funding towards activities such as homeowner rehabilitation, purchase assistance through the First-Time Homebuyer Program and providing direct funding to approved Community Housing Development Organizations (CHDOs) to implement affordable housing activities to low- and moderate-income beneficiaries.

### **Actions planned to reduce lead-based paint hazards**

The City of Pompano Beach Office of Housing and Urban Improvement (OHUI) requires all contractors to submit the following documents or complete the necessary steps prior to beginning any construction activities on homes being rehabilitated with federal funding:

- Lead Based Paint (LBD) inspection and risk assessment
- Notice to occupants of results
- Visual assessment
- Paint Stabilization
- Provisions of LBD Pamphlet
- Abatement of LBP
- Interim Controls
- Safe work practices in rehabilitation

It is a best practice of the OHUI to encourage the avoidance of purchasing new affordable housing units that are pre-1978 under programs such as the Neighborhood Stabilization Program (NSP), or with recaptured program funds.

**Actions planned to reduce the number of poverty-level families**

No additional actions are planned to reduce the number of poverty-level families. In the event that funding becomes available to the OHUI, all measures and actions necessary to implement program funding for poverty-level families will be addressed.

**Actions planned to develop institutional structure**

No additional actions are planned to develop institutional structure. In the event that a weakness or insufficiency is identified in the current institutional delivery system, the OHUI will work with the appropriate City Department or non-profit organization partner to strengthen any gaps or weaknesses.

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

No specific additional actions are planned to enhance coordination between public and private housing and social service agencies. The OHUI will work with HUD and local non-profit service providers to strengthen coordination between public and private housing and social services agencies to ensure all HUD program funded goals and objectives are achieved.

## **Program Specific Requirements**

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

#### **Introduction:**

The City of Pompano Beach anticipates allocating \$284,923 to eligible CDBG program activities during the 2015-2016 fiscal year. Any program income received from the annual goals and objectives described in Tables 50-51 will be re-programmed to similar goals and objectives over the next five fiscal years.

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)**

1. The total amount of program income that will have been received before the start of the next program year and has not been reprogrammed: \$0.00
2. The amount of proceed from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan: \$0.00
3. The amount of surplus funds from urban renewal settlements: \$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not yet been included in a prior statements or plan: \$0.00
5. The amount of income from float-funded activities: \$0.00
6. Total Program Income: \$0.00

## Other CDBG Requirements

1. The amount of urgent need activities

\*The City does not anticipate to award any emergency set-aside funds during the 2015-2016 fiscal year.

### HOME Investment Partnership Program (HOME)

#### Reference 24 CFR 91.220(l)(2)

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

The City of Pompano Beach will continue to use HOME funds to assist low income families through second mortgage financing for closing costs, down payment assistance, land purchases, and development as well provide first mortgage financing of greater than 50% of the sales prices as the prime lender to a very low income family. The City is not currently utilizing HOME funds to undertake investments outside of those outlined in HOME Section 92.205(b).

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City of Pompano Beach will use the following recapture of subsidy provisions to meet HOME Section 92.254(a)(4) guidelines in determining the amount of subsidy recaptured by the City upon resale of a home purchased with HOME funds. The City's recapture provision was developed in accordance with the HUD HOME Regulations.

First Mortgage Financing – Designed to recapture HOME funds at 75% through amortization of loan over a specified period, sale of property, refinancing, or transfer of property regardless of amount of time the property is held. The controlling instrument is a mortgage deed held in first position. HOME funds will be utilized as first mortgage financing of a home for

very low-income residents ONLY in a last resort housing situation. The remaining 25% will be based on HUD HOME Regulations, which is a recaptured prorated amount based on HUD's affordability time period as outlined below.

Second Mortgage Financing – Designed to recapture HOME funds based on HUD HOME Regulations, when the City is not the prime lender and the HOME assistance is at or less than 25% (City's maximum HOME Investment) of the total sale price (including land purchase and development cost per unit in the development of a subdivision).

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

HUD HOME Regulations allow the City to recapture a reduced amount of funds based on the time a homebuyer owning and occupying the unit as their primary residence in accordance with HUD required affordability period of:

- Less than \$15,000 HOME funds provided = Five (5) year affordability period;
- \$15,000 to \$40,000 HOME funds provided = Ten(10) year affordability period;
- Greater than \$40,000 HOME funds provided = Fifteen (15) year affordability period.

If a buyer sells, refinances, transfers or does not occupy the property as their primary residence, the City will recapture its HOME investment based on a time reduction prorated formula (ex. HOME investment is \$10,000 and the recapture period is five (5) years. The Buyer sells the house after two (2) years; the City's recapture amount is 3/5 of five (5) years or \$6,000. The City will utilize recorded mortgage deeds as the controlling instrument to ensure recapture of HOME invested funds.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Multi-family Housing- The City of Pompano Beach is not currently utilizing HOME funds to refinance existing debt secured by multi-family housing being rehabilitated with HOME funds. If this should change, guidelines required under 92.206(b) will be developed. The City of Pompano Beach acknowledges that these guidelines must demonstrate that a) rehabilitation is the primary eligible activity, b) require a review of management practices to demonstrate no disinvestment in the property is occurring; long term needs of the project can be met; feasibility of serving the targeted population over an extended affordability period can be demonstrated; c) state whether the new investment is being made to maintain current affordable units, create additional units or both, d) specify the required period of affordability, whether it is the minimum 14 year or longer, e) specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identity in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community, and f) State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program including CDBG.