



**FY 2024  
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT  
(CAPER)**

**FOR THE**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
HOME INVESTMENT PARTNERSHIP (HOME)  
PROGRAMS**

**Reporting Period  
(October 1, 2024 thru September 30, 2025)**

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CAPER

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The FY 2024 CAPER outlines the City of Pompano Beach's performance relative to the expenditure of Community Development Block Grant (CDBG), CDBG CARES Act (CDBG-CV3), and HOME Investment Partnership (HOME) program funds used to accomplish the goals stated in the City's Consolidated Plan/Annual Action Plan and the Local Housing Assistance Plan (LHAP).

Pompano Beach's Housing Rehabilitation Program is designed to assist the housing needs of very low- and low-income households while preventing the spread of blight; preserving the City's existing housing stock; strengthening its tax base; abating Code Violations, and reducing lead-based paint hazards. The City uses its allocation of SHIP funds from the Florida Housing Finance Corporation to supplement its housing programs.

The Citizen Participation Plan uses a citizen Community Development Advisory Committee to assure that the 15% CDBG Public Service set aside, although relatively small, benefits persons in need on a variety of fronts, including after-school educational and social programs; summer reading education and activities; adult transition to self-sufficiency; and indigent medical services. A total of 1,821 Pompano Beach residents were assisted in FY 2024 with CDBG Public Service dollars.

CDBG Economic Development funds contribute to overall City economic development efforts through the use of an Economic Development Revolving Loan Fund (RLF). The RLF provides loans to established Pompano Beach businesses, which, in return for using public funds, create job opportunities, principally for the benefit of low- and moderate-income individuals.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Planning & Administration	CDBG: \$ / HOME: \$	Other	Other	5	5	100.00%	1	1	100.00%
CHDO Activities	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	5	5	100.00%	1	1	100.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		2500	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		4	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	16	160.00%			
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	55	62	112.73%	4	13	325.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	7797	155.94%	1000	1821	182.10%

Public Services	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	1685		0	789	
Public Services	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Purchase Assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		0	0	
Purchase Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	40	42	105.00%	4	8	200.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City's highest priority need is to continue reducing housing cost burden for low to moderate income households. The City's Housing Rehabilitation and Purchase Assistance programs are designed to address these needs, increasing the affordability of safe and decent housing while maintaining the City's affordable housing stock. As CDBG funds are limited, the City leverages these programs with the state and local funding to ensure the greatest number of households assisted.

During the October 1, 2024, to September 30 2025, Action Plan year, four Consolidated Plan Goals were addressed. The first goal addressed was Homeowner Housing Rehabilitation which was met by completing thirteen (13) CDBG housing rehabilitation projects to owner-occupied low-income housing units. Pompano Beach's Housing Rehabilitation Program is designed to assist the housing needs of very low, low-income households while preventing blight spread; preserving the City’s existing housing stock; strengthening its tax base; abating Code Violations, and reducing lead-based paint hazards. The City uses SHIP funds from the Florida Housing Finance Corporation to augment its housing programs. During FY 2024, nineteen (19) rehabilitation projects were completed using SHIP funds. In FY 2024, the City of Pompano Beach completed a total

of thirty-two (32) rehabilitation projects across all funding sources.

The second goal addressed in FY 2024 was providing Public Services to benefit low and moderate-income persons as qualified under 24 CFR 570.208 (a)(1). The City accomplished this goal by collaborating with internal and external parties to provide eligible community service activities to one thousand eight hundred and twenty-one (1,821) Pompano Beach residents. Public services dollars were expended on a wide array programs through our subrecipients to serve some of the City's most vulnerable populations (elderly, disabled, homeless/at risk of homelessness, victims of domestic violence, at risk youth, etc.).

The third goal accomplished in FY 2024 was providing direct purchase assistance to eight (8) low-to-moderate income households with HOME funds. These HOME funds were used to help cover some of the costs of homeownership such as down payment, closing costs, or carrying costs), and/or address rehabilitation issues of the housing unit. In addition, through the City's SHIP allocation, an additional two (2) households were assisted with first time homebuyer purchase assistance. The City also utilized the local Affordable Housing Trust fund to complete an additional four (4) FTHB projects. A total of fourteen (14) households were assisted with purchase assistance across all funding sources in FY 2024.

In FY 2024, the City of Pompano Beach also completed the construction of six (6) new homes. Five (5) of the homes were completed utilizing the City's Affordable Housing Trust Fund (AHTF) and one (1) demolition/reconstruction project was completed with the use of both SHIP and AHTF dollars. The five new construction properties will all eventually be sold to First Time Homebuyer Purchase Assistance clients. The one demolition/reconstruction project was able to assist an existing LMI homeowner in Pompano Beach.

The final goal accomplished was Planning and Administration. OHUI staff provided general management, oversight, and coordination required for these programs to run effectively and target the intended beneficiaries.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	497	5
Black or African American	1,304	3
Asian	19	0
American Indian or American Native	16	0
Native Hawaiian or Other Pacific Islander	1	0
<b>Total</b>	<b>1,837</b>	<b>8</b>
Hispanic	401	5
Not Hispanic	1,436	3

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

•The racial/ethnic composition of those assisted through CDBG in FY 2024 is as follows: (1,138) Black, (497) White, (19) Asian, (16) American Indian or American Native, (1) Native Hawaiian or Other Pacific Islander, and (166) other multi-racial (***Other-Multi-Racial was included under the “Black” option in the table above since there was no option given for “Other/Multi-Racial” in the table above.***) (401) Households were of Hispanic ethnicity and (1,436) households were of Non-Hispanic ethnicity.

•The racial/ethnic composition of those assisted through HOME in FY 2024 is as follows: (5) White, (3) Black. (5) Household were of Hispanic ethnicity and (3) households were of Non-Hispanic ethnicity.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	986,989	1,269,835
HOME	public - federal	403,898	738,080

Table 3 - Resources Made Available

### Narrative

#### Narrative

The City of Pompano Beach receives yearly entitlement funds from CDBG and HOME federal sources. A phased project may overlap funding years. Expenditures are tracked by year internally and reported in the IDIS system. The expended amounts shown in the table above include all funds expended during the program year, including administrative funds.

#### CDBG

For FY 2024, the City of Pompano Beach was awarded \$986,989.00 in CDBG funds. HUD made these funds available to the City on October 1, 2024, except where otherwise noted. In FY 2024, \$14,470.00 in CDBG-CV3 were expended, which was the remaining balance from the previous fiscal year. As of the end of FY 2024, all CDBG-CV3 funds have been fully expended.

The total amount of CDBG funds expended in FY 2024 exceeds the FY 2024 allocation amount because of the additional CDBG funds available from prior years.

#### HOME

For FY 2024, the City of Pompano Beach was awarded \$403,897.80 in HOME funds. These funds were made available October 1, 2024 except where otherwise noted. HOME expenditures for FY 2024 totaled \$738,080.49. The total amount of HOME funds expended in FY 2024 exceeds the FY 2024 allocation amount because of the additional HOME funds available from prior years.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	Citywide
NW Redevelopment Area			

Table 4 – Identify the geographic distribution and location of investments

## **Narrative**

Grant resources addressed the priority needs, specific goals, and objectives identified in the Consolidated and Annual Action Plan. The money addressed obstacles to meeting underserved needs, achieving decent housing, expanding economic development opportunities for low- and moderate-income persons, developing institutional structures, and enhancing coordination between public and private housing and social service agencies. Projects are offered Citywide to be as inclusive as possible for residents needing assistance. The annual allocations (FY 2024-2025) for CDBG and HOME were provided by HUD as FY 2024 CPD Formula Funds. Program Income was applied in addition to the allocation in accordance with applicable regulations.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Pompano Beach realizes that HUD funds by themselves are insufficient resources to be able to fulfill the demands of creating affordable housing and expanding community development assets. The City leveraged its HUD funding to the maximum extent possible using a combination of state, local, and private sector resources.

In the fiscal year of 2024, the City of Pompano Beach received a SHIP allocation of \$861,547. These funds were strategically utilized to enhance both the Housing Rehabilitation Program and the First Time Homebuyer Program (Purchase Assistance). Specifically, \$751,99.40 of SHIP funds were expended under the Housing Rehabilitation Program, benefiting nineteen (19) households within the city. Additionally, \$75,000.00 from the SHIP allocation was expended in our First Time Homebuyer program, aiding two (2) households to secure their homes through the SHIP Program.

The City's local Housing Trust Fund provided approximately \$1.9 M in low interest loans and the City's affordable/workforce housing financial incentives to housing developers both provided financial leveraging for affordable housing projects.

Furthermore, the City of Pompano Beach utilized funding made available through the Department of Commerce-Small Cities Community Development Block Grant Program (CDBG-CV Small Cities Program). The City was awarded \$513,651 in CDBG-CV DEO funds and has launched an Emergency Rental Assistance program. To date, the City has fully expended the Emergency rental assistance to those who suffered a negative financial hardship due to COVID-19. Those funds assisted 103 Pompano Beach Households with Emergency Rental Assistance.

In addition to leveraging financial resources, the Office of Housing and Urban Improvement maintains a listing of city-owned properties that are appropriate for use as affordable housing. Since 2015, forty-three properties (five in FY 2024) have been constructed and sold to income qualified first time homebuyer clients with a 20-year restrictive covenant with the proceeds of the sales deposited into the Housing Trust fund for future financial leveraging of affordable housing projects.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	17,884,013
2. Match contributed during current Federal fiscal year	428,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	18,312,013
4. Match liability for current Federal fiscal year	24,843
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	18,287,170

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
721	01/14/2025	0	0	428,000	0	0	0	428,000

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	121,866	72,172	0	49,695

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	9	24
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>9</b>	<b>24</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	3
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	4	13
Number of households supported through Acquisition of Existing Units	4	8
<b>Total</b>	<b>9</b>	<b>24</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Office of Housing and Urban Improvement (OHUI) maintained consistent productivity throughout FY 2024. However, supply chain disruptions due to tariffs led to cost increases and delays in project timelines. Rehabilitation staff encountered persistent delays in contractors' ability to complete projects on schedule, largely due to backordered materials, resulting in slower progress for client projects.

Using Community Development Block Grant (CDBG) funds, the City provided residential rehabilitation assistance to thirteen (13) clients. CDBG-CV3 funds assisted three (3) LMI households with Emergency Rental Assistance. Additionally, through the HOME Investment Partnerships Program, the City assisted eight (8) households in FY 2024 with purchase assistance under the First-Time Homebuyer Program. The City also provided purchase assistance to two (2) households through the State Housing Initiatives Partnership (SHIP) allocation and four (4) households with City Affordable Housing Trust Fund (AHTF) dollars. Collectively, the City exceeded its one-year goal for affordable housing assistance by more than double.

### **Challenges and Planning for Affordable Housing**

A persistent issue faced by the City has been the lack of access to adequate homeowners' insurance. In response, City Planning staff collaborated closely with OHUI and an external consultant to prepare an Affordable Housing Analysis and a set of recommendations for the City Commission. This document takes a holistic approach to addressing affordable housing challenges, including fostering mixed-use development and aligning with the requirements of the new HUD rule on Affirmatively Furthering Fair Housing (AFFH).

A primary goal of the analysis is to reduce the concentration of low-income housing in areas already experiencing underdevelopment, thereby promoting greater economic opportunities for residents. This comprehensive planning effort, undertaken in coordination with Broward County, aims to address economic segregation by encouraging development that fosters mixed-income, integrated communities.

### **Barriers to Achieving Long-Term Goals**

Several obstacles continue to impede progress toward the City's long-term affordable housing objectives, including:

1. **Limited funding** and the escalating cost of real estate in Pompano Beach.
2. **Insufficient community-based residential options** with supportive services for individuals requiring assistance with daily living activities, housekeeping, self-care, and social services.
3. **A shortage of qualified community development partners and CHDOs** capable of delivering affordable housing projects within defined timelines.
4. **Challenges in securing gap funding** from additional financial sources for construction and rehabilitation projects.
5. **A limited inventory of larger properties** with multiple bedrooms to accommodate the needs of larger families.

Additionally, while demand for purchase assistance remains high, increased market competition for properties affordable to low- and moderate-income first-time homebuyers has significantly lengthened the time required for buyers to secure executed contracts.

### **Efforts to Raise Awareness**

The City continues to employ traditional advertising and outreach strategies to raise awareness of its

housing programs. These efforts are supplemented by the posting of all program notices on the City's website, ensuring broad access to information for potential beneficiaries.

### **Discuss how these outcomes will impact future annual action plans.**

The City continues to utilize traditional advertising and outreach methods to promote awareness of its housing programs. Additionally, all program notices are regularly posted on the City's website to ensure accessibility and transparency.

During the 2025 program year, the City will enhance its efforts to connect buyers with affordable housing units and extend outreach to households with special needs.

### **Addressing Funding Shortfalls**

To address funding challenges, the City will prioritize best practices in fund administration while continuing to seek additional funding sources to leverage its resources. Enhanced administrative strategies will include:

- Rigorous cost control measures;
- Adoption of innovative and more efficient construction techniques; and
- Ongoing process evaluations to improve operational efficiency.

### **Community Engagement and Qualified Applicant Outreach**

The challenge of locating qualified applicants will be mitigated through sustained community outreach initiatives aimed at increasing public awareness of available programs and resources.

### **Implementing Recommendations from the Analysis of Impediments**

The City's most recent *Analysis of Impediments to Fair Housing Choice* identified key barriers and recommended actionable steps to address them. These recommendations have been integrated into the City's federal grant program administration and broader local government operations. Key actions include:

1. **Enforcing Fair Housing Laws:** The City remains committed to enforcing local, state, and federal fair housing laws by reporting any violations or allegations to the appropriate agencies.
2. **Fair Housing Education:** The City will continue to educate the public, staff, Realtors, property owners, and lenders on fair housing laws through workshops, public service announcements, and targeted presentations.
3. **Promoting Fair Lending Practices:** The City will provide educational materials on fair housing and lending to local lenders and support homebuyer workshops to empower prospective homeowners with essential knowledge.
4. **Encouraging Community Desegregation:** The City is dedicated to promoting desegregation by expanding educational efforts and increasing housing opportunities in all neighborhoods across Pompano Beach.

### Collaborating with Stakeholders

The City will continue to work collaboratively with development stakeholders at the local and regional levels to advance affordable housing initiatives. Strategic utilization of local resources, such as the Community Redevelopment Agency (CRA), housing trust funds, "in lieu of fees," and other innovative mechanisms, will help bridge funding gaps in affordable housing development projects.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	1
Low-income	13	7
Moderate-income	0	0
<b>Total</b>	<b>16</b>	<b>8</b>

**Table 13 – Number of Households Served**

### Narrative Information

Three (3) households assisted with CDBG-CV3 emergency rental assistance were in the very-low income (31-50% AMI) category.

Thirteen (13) households assisted with CDBG funding (Housing Rehabilitation Program) were in the Low-income (51-80% AMI) category.

One (1) household assisted with HOME funding (First Time Home Buyer Program) was in the very-low income category (31-50% AMI) category.

Seven (7) households assisted with HOME Funding (First Time Home Buyer Program) were in the low-income (51-80% AMI) category.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

A key action item from the City's updated *Strategic Plan* is the development of an *Action Plan* to address homelessness in Pompano Beach. In 2018, the City engaged OrgCode Consulting, Inc. to conduct a comprehensive analysis of written materials and reports. The goal was to identify recommendations that aligned with community objectives and best practices for responding to homelessness. This analysis focused on determining how new resources within the City could be optimally utilized to support households experiencing homelessness, using insights from Continuum of Care (CoC)-wide system-level reports to inform city-specific strategies.

To strengthen its response, the City created a **Housing and Social Services Manager** position dedicated to supporting individuals experiencing homelessness. This role includes:

- Assisting individuals with accessing housing and navigating the housing search process.
- Cultivating relationships with new landlords and maintaining regular contact with existing landlord partners.
- Connecting individuals to mainstream housing resources and ensuring document readiness for housing applications.
- Collaborating with Coordinated Entry System (CES) partners to provide seamless transitions into supportive services and housing.

The overarching goal of this position is to make homelessness rare, brief, and non-recurring.

### **Outreach as a Critical Component**

Homeless outreach is vital in connecting unsheltered individuals—those sleeping outdoors or in places not meant for human habitation—with housing and essential services. Outreach workers play a critical role in engaging highly vulnerable individuals, often requiring multiple interactions to build trust and encourage acceptance of assistance. Outreach efforts also support individuals who are unable or unwilling to enter shelters by providing survival items such as blankets, water, and other necessities.

Ultimately, the primary objective of outreach is to help individuals secure permanent housing. The City recognizes that addressing homelessness effectively requires collaboration within a shared, regional system of planning and service delivery. To this end, the City has focused on:

- Identifying gaps in the Broward County CoC system, particularly areas where additional support is needed.

- Exploring opportunities for collaboration with the private sector to address these gaps.

Through this coordinated approach, the City aims to formulate an actionable, municipal plan that leverages partnerships and maximizes resources to create meaningful progress in ending homelessness within Pompano Beach.

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

In alignment with recommendations from OrgCode Consulting, the City of Pompano Beach established the position of **Housing and Social Services Manager** within the City Manager's Office. This position is designed to lead local homeless initiatives with support from a **Housing Navigator** and **Housing Case Manager**. Together, they focus on building a comprehensive homeless initiative centered on three core components:

#### **Core Component #1: Rapid Re-Housing Identification**

The primary goal is to quickly locate and secure housing for individuals experiencing homelessness. Services under this component are designed to address barriers preventing access to housing and to expedite placement in suitable accommodations.

#### **Core Component #2: Rent and Move-In Assistance**

Recognizing that limited financial resources are a significant barrier to securing permanent housing, the City's rapid re-housing programs provide financial support. This includes assistance with move-in costs, security deposits, and short-term rental and utility payments (typically for six months or less). These resources help individuals and families move immediately out of homelessness and stabilize in permanent housing.

#### **Core Component #3: Case Management**

Case management services, delivered in coordination with the Broward County Continuum of Care (CoC), will supplement existing efforts to accelerate housing placement. These services are client-centered, respecting individual autonomy and self-determination, and participation is entirely voluntary. The City's Housing and Social Services manager also is responsible for case management.

#### **Homeless Helpline and Shelter Coordination**

The **Homeless Helpline** serves as the gateway to homeless services in Broward County. It is the first point of contact for individuals and families seeking shelter, support services, or housing programs. The Helpline team is responsible for managing the shelter waiting list and prioritizing placements based on critical needs, such as health, safety, and the ages of children. They work closely with local shelters to monitor the availability of family beds and ensure at-risk families are placed promptly.

#### **Homeless Assistance Center**

Pompano Beach is home to the **North Homeless Assistance Center**, one of Broward County's three state-of-the-art homeless facilities. Operated by Broward Partnership for the Homeless, Inc., this 200-

bed center provides comprehensive services designed to help individuals transition out of homelessness within an average stay of 60 days. Emergency shelters are an essential component of the City's crisis response system, offering temporary safe and decent accommodations for those experiencing a housing crisis or fleeing unsafe situations.

### **Continued**

Challenges and the City's Role: The current shelter model in Pompano Beach meets basic needs but offers limited supportive services. Overcapacity issues and a lack of housing-focused services have contributed to an increase in the City's unsheltered population. Many individuals experiencing homelessness are either unable to access shelters or face barriers to exiting them into permanent housing. The City is actively collaborating with the CoC to address these challenges and improve shelter management. The City's support for the Housing First approach is reflected in the development of a rapid re-housing program aimed at facilitating swift transitions from shelters to permanent housing. Additionally, the City is working with the CoC to address challenges related to transitioning to a low-barrier shelter entry model, which seeks to reduce barriers that prevent individuals from accessing emergency shelters. Through these collaborative efforts, the City remains committed to creating a more effective, housing-focused response system to address homelessness and reduce reliance on emergency shelters.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Broward County employs a comprehensive and collaborative strategy to address homelessness, with an emphasis on robust outreach initiatives. In response to community needs, street outreach efforts now encompass both screening and engagement services. In Pompano Beach, the **Broward Outreach Center** and the **Homeless Helpline** serve as primary providers of outreach services, offering critical resources to individuals and families at risk of homelessness.

The City of Pompano Beach fully supports Broward County's **10-Year Strategic Plan to End Homelessness** and actively participates in the Continuum of Care (CoC) process to achieve the plan's objectives. The City's **Housing and Social Services Manager** coordinates referrals for individuals experiencing or at risk of homelessness, including those facing chronic homelessness. This role also involves collaboration with private entities, non-profits, and public institutions to implement strategies that prevent homelessness and ensure access to appropriate resources. CoC service providers serve as the foundation for strengthening the institutional support network needed to address homelessness effectively.

### **Partnership with Broward Sheriff's Office Homeless Outreach Team (HOT)**

As part of its Housing and Social Services Program, the City has partnered with the **Broward Sheriff's Office (BSO)** Homeless Outreach Team (HOT). With additional funding from a **JAG Grant** awarded by the Department of Justice for FY 2024-2025, the HOT program has expanded, including the assignment of an additional deputy to enhance outreach efforts.

The BSO HOT team employs a compassionate, wraparound approach to policing, emphasizing long-term partnerships and individualized solutions. These deputies serve as the City's first point of contact with both chronically homeless individuals and chronic inebriates living on the streets. They proactively seek out and engage with unsheltered individuals, connecting those willing to participate with service providers who can address their housing, health, and social service needs.

The outreach process includes a comprehensive assessment of each individual's challenges—whether related to loss of income, mental health issues, substance abuse, lack of job training, or other barriers. This individualized approach ensures that multiple options and resources are available to support each person in transitioning to stability and self-sufficiency.

### **Partnerships with Public Institutions**

The City is undertaking targeted outreach to local hospitals to establish a standardized system for discharging homeless patients. The goal is to prevent patients from being released into unsheltered homelessness following hospitalization or treatment. This initiative aligns with the City's broader commitment to ensuring that individuals discharged from publicly funded institutions—such as health care facilities, mental health programs, foster care, or corrections systems—are connected with stable housing and supportive services.

By fostering collaborations with public and private agencies addressing housing, health, social services, employment, education, and youth needs, the City is working to prevent homelessness among extremely low-income individuals and families while ensuring a safety net for those most at risk.

**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 scarcity of vacant, affordable housing in Pompano Beach poses a significant challenge to providing safe, permanent housing solutions for individuals and families experiencing homelessness. To address this, the City has established a dedicated team to oversee system flow and identify barriers that impede housing access. This team provides services to help individuals self-resolve housing crises, navigate the homelessness response system, and access the necessary supportive services to transition into permanent housing.

Developing additional permanent housing, both with and without subsidies, remains a cornerstone of the City's efforts to end homelessness. In FY 2022, the City allocated **\$1.5 million in HOME-ARP funds** for the development of 106 new affordable rental units, including 10 units directly assisted with HOME-ARP funding. Building on this progress, the City contributed **\$500,000 from the Affordable Housing Trust Fund** in FY 2023 to complete the **Captiva Cove Phase III project**, which is now fully occupied and providing stable housing for Pompano Beach residents.

Targeting affordable housing resources to the most vulnerable households is critical to reducing homelessness. While long-term housing subsidies and the development of affordable units remain essential, short- to medium-term rental subsidies paired with private housing units have proven effective. The City continues to explore innovative approaches, reallocating funding from programs like TANF, ESG, CoC, and child welfare to expand rental subsidies and housing options.

The **Housing First** approach, aligned with HUD's directives, underpins the City's efforts to provide housing stability. This strategy emphasizes immediate access to housing without preconditions, paired with supportive services tailored to individual needs. Broward County, in collaboration with the City, has committed to a rapid re-housing model, re-tooling shelter assessments to focus on housing barriers and facilitating clear outcome measurement. A streamlined, high-quality shelter system ensures that individuals seeking shelter are placed on a pathway to long-term stability.

The City has made significant strides in addressing the needs of specific populations, including veterans, homeless youth, and victims of domestic violence:

- **Veterans:** The City partners with United Way's "United We End Homelessness" campaign, which has reduced veteran homelessness in Broward County to near functional zero.
- **Homeless Youth:** Over the past four years, the City has provided financial assistance to **Covenant House Florida**, a safe haven for homeless youth. Located in Fort Lauderdale, the majority of its clients originate from Pompano Beach.
- **Victims of Domestic Violence:** The City provides annual support to **Women In Distress**, a domestic violence shelter offering emergency housing and services.
- **General Support:** The City partners with **Broward Partnership for the Homeless**, which provides food, shelter, and counseling to Pompano Beach residents, even though its facility is outside city limits.

These coordinated efforts highlight the City's commitment to shortening the duration of homelessness, facilitating access to affordable housing, and preventing households from returning to homelessness. By leveraging partnerships and resources, Pompano Beach continues to make progress in creating sustainable solutions for its most vulnerable residents.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The mission of the Housing Authority is to provide safe, decent, and affordable housing; foster opportunities for residents to achieve self-sufficiency and economic independence; and maintain fiscal integrity across all programs.

The City of Pompano Beach works closely with public housing authorities serving the area to ensure the provision of quality public housing. This collaboration includes efforts to expand the availability of public housing units within the City to meet the growing demand for affordable housing.

To address the housing needs of its residents, the City coordinates with multiple Broward County housing authorities. These authorities issue Section 8 Housing Choice Vouchers to eligible Pompano Beach residents, enabling access to affordable rental housing. The partnership between the City and the housing authorities plays a vital role in ensuring that affordable housing options are available to those in need.

In line with its mission to increase affordable housing opportunities, the Housing Authority continues to purchase residential properties within its jurisdiction. These homes are rehabilitated or renovated as needed and subsequently rented to families at affordable rates, providing a sustainable solution to the housing crisis.

Additionally, the Housing Authority actively seeks funding opportunities by applying for Notices of Funding Opportunities (NOFOs) to secure additional vouchers. These vouchers assist individuals and families in securing stable housing.

Recognizing residents as their ultimate priority, the Housing Authority remains committed to improving management and service delivery. Through a combination of oversight, targeted assistance, and results-driven intervention by highly skilled personnel, the Housing Authority consistently strives for operational excellence.

By fostering a collaborative, problem-solving partnership with residents, community stakeholders, and government leadership, the Housing Authority aims to strengthen its impact and enhance the quality of life for public housing residents.

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

The City of Pompano Beach anticipates to continue fostering and maintaining affordable housing efforts citywide through providing HUD program funding towards activities such as housing 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 taken to provide assistance to troubled PHAs**

The Pompano Beach Housing Authority will continue providing project-based vouchers to preserve and enhance the availability of affordable housing. The Housing Authority also administered the Tenant Based Rental Assistance Program funded by Florida Housing Corporation, which provides temporary housing assistance to families who are homeless. In the event that a weakness or insufficiency is identified in the current institutional delivery system, the City's Office of Housing and Urban Improvement will work with the appropriate City Department or non-profit organization partners to strengthen any gaps or weaknesses.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City of Pompano Beach remains committed to implementing actions outlined in the Comprehensive Plan Housing Element and the Local Housing Assistance Plan (LHAP), in accordance with HUD Regulations 91.215(b) and the Florida Administrative Code 67-37.007. These efforts aim to support affordable housing initiatives while addressing and mitigating barriers that hinder residential investment.

To comply with updated requirements from the Florida Housing Finance Agency (FHFA), the City now submits an annual report on local affordable housing incentive strategies. This report, introduced in 2021, is prepared and submitted each December to the State for review, ensuring consistent monitoring and evaluation of incentives aimed at expanding affordable housing options.

Additionally, the City developed recommendations through its Analysis of Impediments (AI) to Fair Housing Choice, identifying actionable steps to resolve barriers within federal grant program administration and local government operations. Key actions taken include:

1. **Fair Housing Education and Outreach:** Providing information on fair housing laws to the public, City staff, Realtors, property owners, and lenders through targeted educational activities, including workshops, public service announcements, and presentations. Offering fair housing and fair lending materials to local lenders and supporting homebuyer workshops to educate potential homebuyers on their rights and responsibilities.
2. **Promoting Community Desegregation:** Conducting educational efforts to expand housing opportunities across all neighborhoods, promoting diversity and inclusion throughout the City.
3. **Collaborating with Development Stakeholders:** Engaging with developers, community partners, and regional stakeholders to advance affordable housing initiatives. Strategically leveraging local resources, such as Community Redevelopment Agency (CRA) funds and local housing trust funds, to close affordable housing gaps and foster equitable development.

Through these ongoing efforts, the City of Pompano Beach seeks to remove or reduce barriers created by land use controls, zoning ordinances, building codes, fees, growth limitations, and other policies that impact housing affordability. These proactive measures reflect the City's commitment to creating a more inclusive and equitable housing landscape for all residents.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

In **FY 2021**, the City successfully secured a grant of \$518,651 through the Florida Department of

Commerce's Small Cities Community Development Block Grant Program. These funds allowed the City to provide **Emergency Rental Assistance** to 103 Pompano Beach residents, alleviating housing instability and preventing potential homelessness among vulnerable households.

Building on this commitment, in **FY 2024**, the City continued to submit grant applications to improve the living conditions and infrastructure of the LMI Pompano Beach residents, focusing on ensuring safe, sanitary, and affordable housing options for residents in these underserved communities.

Looking ahead, the City remains steadfast in its dedication to addressing obstacles to meeting underserved needs. The Office of Housing and Urban Improvement will collaborate closely with its advisory board in **FY 2025** to identify and approve specialized projects that target these critical areas. Additionally, the City will continue to pursue external funding opportunities and grants to expand its capacity to support underserved communities and enhance the quality of life for all residents.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

To reduce the threat of childhood lead poisoning in housing units receiving assistance in the City of Pompano Beach, inspections are performed on each unit built prior to 1978 to determine whether lead-based paint is present. If lead-based paint is detected, an assessment report is prepared outlining the proposed remediation. If required, abatement is then performed by an Environmental Protection Agency (EPA) certified contractor. Once abatement is completed, homeowners received documentation advising them of the different phases of abatement, including copies of the contractor report and clearance.

For all our housing programs, participants receive documentation disclosing the hazards of lead-based paint, the test results and the proposed abatement.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City will also continue to utilize Federal HOME funds and State SHIP funds to provide down payment/closing cost assistance to qualified low-to-moderate income families looking to purchase their first home. HOME-ARP funds were utilized for the development of new affordable rental housing units. Providing families with an affordable place to live will reduce the overall poverty level in the community. 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 taken to develop institutional structure. 91.220(k); 91.320(j)**

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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

OHUI continues to 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.

The City will continue to support the local PHA's existing strategy of allowing its residents to become involved in the management of their complex through their tenants associations and assist them to become homeowners through the PHA's self-sufficiency.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

- The City of Pompano Beach continued 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 continued to provide educational fair housing and fair lending materials to local lenders and support homebuyer workshops that provide education to homebuyers.
- The City continued to promote efforts to desegregate communities through educational efforts to expand opportunities in all communities throughout the City.
- Continued 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.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City of Pompano Beach, through City staff monitors all federally funded activities to ensure program compliance. The City initiates monitoring plans for new programs, as they are developed to meet the specific requirements of those programs.

1. Monitoring of sub-recipients (Public Services) was performed periodically during the contract period and technical assistance was given as needed or requested. An annual on-site monitoring is also conducted for each public service program. There were no findings in FY 2024. All funds dedicated to public service activities were fully expended in FY 2024.
2. The City monitors all outstanding loans for all programs on an annual basis. Based on the results of this monitoring OHUI will take the necessary steps to bring all cases into compliance or recapture the funds.
3. Housing and other projects are monitored on a case by case basis. OHUI Construction Manager and Housing Specialists are responsible for monitoring housing projects to ensure that contractors are performing the scope of work as outlined and to keep contractors within the timeframe established for the program. The City's residential rehabilitation projects are on a 120-day schedule for completion once a general contractor receives a notice to proceed.
4. In the event the City offers a HOME rental program on-site monitoring of HOME assisted rental housing is conducted to determine compliance with the property standards of 24 CFR Sec. 251 and to verify the information submitted by the owners in accordance with the requirements of 24 CFR 252 no less than: every three years for projects containing 1 to 4 units; every two years for projects containing 5 to 25 units; and every year for projects containing 26 or more units.
5. Generally, the City was successful in meeting the priority needs. The primary conditions identified during the inspection process, as needing to be addressed included building code violations and/or health and safety issues. Improving the quality of life and providing a suitable living environment is being addressed through our Livable Neighborhoods Initiative.

The housing and community development activities outlined earlier in the CAPER are evidence of the City making comprehensive yet incremental steps to tackle the community's priority needs. The City is on target in addressing its housing and community development needs, goals and objectives. While funding is always an obstacle, the City has been finding methods to address the community needs. Major goals and the vision for the community remain on target and in reach as the City continues to attract private investment. The City anticipates taking advantage of additional funding resources made

available to address housing and community development needs. The City's CDBG funded activities address the physical/visual as well as the socio-economic issues that confront the community. The City's most popular program, the minor home repair program, continues to maintain and upgrade the housing stock, thus promoting both decent housing and sustainability of the community as well. The City's established partnerships have provided much needed referral resources for Pompano Beach residents who need it most. Positive impacts are felt when new businesses move into the target areas, new jobs are created, visible signs of homeowners making improvements to their properties, and commercial property owners invest in the community. Monitoring ensures the timely expenditure of funds and program compliance. Issues (if any) can be addressed immediately. Some activities by the very nature of them, take longer to complete.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City's Citizen Participation Plan conforms to the requirements of 24 CFR 91.105, which, at a minimum, addresses the following elements:

The Plan provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income that is residents of slum and blighted areas and of areas in which funds are proposed to be used.

The City provided citizens with reasonable and timely access and notification to all public meetings, hearings, and forums with not less than thirty (30) days advance notice. Notice of availability of a draft copy of the CAPER for public inspection was published Monday November 17, 2025, in the Sun Sentinel. The public comment period ran from Wednesday November 17, 2025 to Tuesday December 16, 2025. The CAPER Public Hearing notice was also posted on the City's website on November 17, 2025.

The City provided citizens, public agencies, and other interested parties, including those most affected, full access to program information, and an ability to review and submit comments on any proposed submission concerning the amount of funds available, including the estimated amount proposed to benefit very low, low and poverty income residents. Access will be provided, but not restricted, to media announcements and advertisements, CDAC meetings, City Commission meetings, public hearings and dissemination of information by the City's Office of Housing and Urban Improvement (OHUI).

The City provided technical assistance to low and very low-income groups in developing Requests for Proposals (RFPs). OHUI conducts workshops on how to complete the City's Request for Proposal package for CDBG and HOME funding, and addresses follow-up questions after the workshop.

The City continued to provide public hearings and public meetings to allow citizens, public agencies, and other interested parties input on the Plan, as well as the use of funds, identifying community development and housing needs, and program performance. The City provided timely, written answers to complaints and grievances, within fifteen (15) days, where practical.

See attached Notice, which was published in the Sun Sentinel, a newspaper of general circulation within Broward County. In addition, a Public Hearing was held as part of the December 11, 2025 Community Development Advisory Committee Meeting. No public comments were received.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Over the past five years, there have been significant changes to the City's program objectives as a result of the Coronavirus and its implications. Additional CDBG and HOME ARP were received for assistance to prevent, prepare for, and respond to the Coronavirus. The HOME ARP (American Rescue Plan) Allocation Plan was submitted and approved by HUD in FY 2021. OHUI has followed HUD's directives to program these new funds to assist locally with approved projects as outlined in the regulations. The City used the majority of the HOME-ARP allocation on the development of new affordable rental housing units. The the demolition/reconstruction of one (1) unit was completed in FY 2024. That project was also funded through SHIP. The unit is now occupied by a household whose income is below 80% AMI.

There was no Program Income associated with Section 108 activities during FY 2024. Section 108 funds were used in connection with the Old Pompano Streetscape Project. This project provided roadway infrastructure and streetscape improvements including: roadway construction, drainage, signage, pavement markings, lighting and landscaping.

In FY 2024 the City of Pompano Beach received a total of \$187,611.10 in CDBG Program Income.

CDBG Program Income was expended under the following activities #699, #714 (CDBG Admin), #676, #691 (Housing Rehabilitation), #663 (Section 108 Loan Repayment), and #713 (Housing Program Admin PSD).

The racial/ethnic composition of those assisted through the Housing Rehabilitation Program with CDBG PI in FY 2024 is as follows: four (4) black, non-Hispanic households, one (1) white Hispanic household. Of those assisted, all five (5) households fell within the low-income category (51-80% AMI). Of the five households assisted three (3) were elderly and two (2) households were disabled. In addition, two (2) of the five beneficiaries were female headed households.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City Office of Housing and Urban Improvement monitored the **Captiva Cove Phase I, II & III project** on **November 19, 2024**. The purpose of the monitoring review was to determine whether the terms of federal HOME requirements were being met.

The specific areas monitored were:

- 1. Certification of tenant income and assets**
- 2. HOME Rents**
- 3. Affirmative Marketing**
- 4. Property Standards**

## **5. Lead-based Paint (if applicable)**

## **6. Residential Lease**

## **7. Regulatory Agreement Compliance**

## **8. Asset Management**

During the monitoring, information was documented on checklists based on HOME program requirements. The information gathered served as a basis for the monitoring report. Findings and concerns that are identified in the report require a response. For clarification purposes, a "finding" is an element which does not comply with a Federal statute or regulation; whereas a "concern" represents a potential finding or a program deficiency that should be improved before it leads to a finding.

**Captiva Cove Phase I: 05-106, 06-207, 07-306, 08-308 & 15-101**

**Captiva Cove Phase II: 1-308, 2-203, 3,108, 4-106, & 4-305**

**Captiva Cove Phase III: 1-202, 1-302, 1-404, 2-101, 2-203, 2-303, 3-102, 3-102, 3-107, & 3-207**

These units were physically inspected and confirmed to be occupied by low-income households paying low HOME rent. All income was included in the eligibility determination. All assets were evaluated and calculated for determining annual income. Recertification was completed within the required timelines.

The project's clubhouse, amenities, grounds and the interior of two units were physically examined and photographed during the visit and found to be fully functional and well-kept.

The documents produced above, together with the physical inspection, all indicated compliance with HOME regulations. **No findings or concerns were noted.**

## **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Developer Agreements and HOME Funding Agreements contain the following or similar affirmative marketing language:

1. The DEVELOPER will comply with the City of Pompano Beach's Affirmative Fair Housing Policy in marketing the homes for sale.
2. The DEVELOPER will use the Fair Housing and Equal Opportunity Logo in all of its advertising for properties built with HOME funds.
3. The DEVELOPER will post a Fair Housing poster in its office in a location that is visible to the public being served under the HOME program. For a Spacing copy of the poster go to:  
[http://portal.hud.gov/hudportal/documents/huddoc?id=DOC\\_7802.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_7802.pdf)

All advertising, applications and marketing tools prepared by the DEVELOPER for the sale of HOME assisted units shall include the following language “We comply with the Fair Housing Law. Our office does not discriminate on the basis of race, color, national origin, religion, sex, familial status or disability”.

1. The DEVELOPER will provide all program participants with a copy of the “Fair Housing Equal Opportunity for All” brochure. A copy of the brochure can be found at:  
[http://portal.hud.gov/hudportal/documents/huddoc?id=DOC\\_12146.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_12146.pdf)

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In FY 2024 the City of Pompano Beach received a total of \$121,866.36 in HOME Program Income and expended \$72,171.52.

In FY 2024, HOME PA in the amount of \$2,330.82 was expended under administration activity #700 and \$6,003.44 was expended under administration activity #725.

HOME PI in the amount of \$20,977.33 was expended under housing activity (FTHB) #715, \$40,275.00 was expended under housing activities (FTHB) #723, and \$2,584.93 was expended under #731 (FTHB).

The racial/ethnic composition of those assisted with HOME PI in FY 2024 is as follows: two (2) Black and one (1) White. One household was Hispanic. All three households fell within the Low-income (60-80% AMI) category. Of the three total households assisted with HOME PI, two were female headed households. No elderly or disabled households were assisted with HOME Program Income. At the end of FY 2024 there was a HOME PI balance of \$49,694.84.

HOME homeownership project data is tracked from the project's start through use of the Homebuyer Set up and Completion Form. Rental projects similarly use the Rental set up and Completion Form.

Developers must also comply with the City of Pompano Beach’s minority outreach (WBE/MBE) program to ensure the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women, including, without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts entered into with such persons or entities, public and private, in order to facilitate the activities of the City to provide affordable housing.

Developers are monitored by the CITY for compliance with the regulations of 24 CFR 92 for the compliance period specified above. Developers provide reports and access to project files and the project site as requested by the CITY during the project term and for Five (5) years after completion of the affordability period and/or closeout of the Agreement.

The City generally allows Developers that utilize HOME funds to develop, rehabilitate, sell or rent housing benefiting income eligible households to retain project proceeds.

Eligible Uses of Project Proceeds:

The Developer is allowed to retain project proceeds must use the funds for housing activities to benefit low-income families as required by 24 CFR 92.300(a) (2). Low-income households are defined as those that do not exceed 80% of the Area Median Income as established by HUD on an annual basis. Affordable housing activities which may be funded with project proceeds include, but are not limited to: emergency repairs, project operating costs and reserves, housing refinancing costs, operating expenses, and homebuyer counseling.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Developers must assure compliance with the City of Pompano Beach's property and rehabilitation standards, local and state building codes, and with 24 CFR 92.251 if applicable, as it relates to Property Standards, Accessibility Standards under 24 CFR 92.251(a) (3), Model Energy Code standards, and Lead Based Paint Requirements as found in 24 CFR 92.355 and 24 CFR Part 35.

The CITY records a mortgage and note on HOME-funded property for the affordability period in compliance with 24 CFR 92.254. Units are monitored for principal residency on a regular basis. Each year, the DEVELOPER will mail a form letter to the HOMEBUYER requesting that they confirm their continued occupancy of the property for the term of the affordability period.

The funds provided to eligible households to make the unit affordable under this program are subject to affordability requirements in accordance with 92.254. During the affordability period the homebuyer must maintain the home as his/her principal place of residence at all times. The assistance is forgiven 20% per year over the affordability period. At the end of the affordability period the mortgage lien is released in full if the owner has complied with all of the terms of the program. In the event that a HOMEBUYER sells the home, rents the home, or fails to keep the home as their primary residence or if the home is foreclosed during the affordability period, then the HOME assistance to the buyer (entire loan amount-less forgiven amount) will be recaptured by the CITY. If the net proceeds are sufficient (amount of proceeds remaining after any superior loans plus any legal fees and closing costs are paid) the proceeds will be used to repay the HOME assistance.

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	1	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	1				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	1				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1				
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

The City's Housing Rehabilitation Program awarded \$134,450 (3 total project) to a registered Section 3 Contractors in FY 2024. There was no HOME Section 3 Report in FY 2024 as it is not applicable to the Purchase Assistance Program.

Also attached is HUD Form 2516 for FY 2023 (see CR-00).

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	POMPANO BEACH
<b>Organizational DUNS Number</b>	080181167
<b>UEI</b>	
<b>EIN/TIN Number</b>	596000411
<b>Identify the Field Office</b>	SOUTH FLORIDA
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	

**ESG Contact Name**

<b>Prefix</b>	Ms
<b>First Name</b>	MIRIAM
<b>Middle Name</b>	
<b>Last Name</b>	CARRILLO
<b>Suffix</b>	
<b>Title</b>	Director

**ESG Contact Address**

<b>Street Address 1</b>	100 W. Atlantic Blvd
	CAPER

**Street Address 2**  
**City** Pompano Beach  
**State** FL  
**ZIP Code** -  
**Phone Number** 9547864656  
**Extension**  
**Fax Number** 9547865534  
**Email Address** miriam.carrillo@copbfl.com

**ESG Secondary Contact**

**Prefix**  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 10/01/2024  
**Program Year End Date** 09/30/2025

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**UEI**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

# **Attachment**

## **FY 2024 CAPER Public Notice Affidavit of Publication**



**FY 2024 PR-26 CDBG**

**FY 2024 PR-26 CDBG-CV**