

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Shirley Taylor-Prakelt, Director
Housing & Community Development, 797-1199

SUBJECT: Resolution Adopting CDBG Action Plan for FY 2003/04

COUNCIL DISTRICT: Townwide

TITLE OF AGENDA ITEM: A Resolution adopting the CDBG Action Plan for FY 2003/04 which includes the Community Development Block Grant (CDBG) program budget; authorizing the Town Administrator to execute all necessary certifications and grant related documents; authorizing minor, non-substantive changes to the Action Plan documents which may be identified during the review and approval process which do not significantly affect the purpose, scope, budget, or intent of the Plan; and authorizing reformatting of the Action Plan to HUD's Community 2020 Format; and authorizing submission of the Action Plan to HUD.

REPORT IN BRIEF: The Town of Davie is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. The Consolidated Plan for Federal Funds 2002-2007 was adopted on 7/10/02; and, each year the Town must submit an Action Plan for upcoming funding. The proposed Plan was made available for review at the Town's Housing and Community Development Office and the Davie-Cooper City Library, and the 30-day public comment period commenced June 9th.

The citizen participation process used to develop the Action Plan included public hearings on April 22nd, 23rd, and 29th; a summary of the Plan was published in the Sun Sentinel on June 2nd; a 30-day public comment period was held; Hearing Notice advertised on 6/29/03; and an Executive Summary of the Plan was distributed to adjacent municipalities and other interested parties for their review and input. The Action Plan must be received by HUD before August 16, 2003, or the Town will not receive the CDBG funds.

PREVIOUS ACTIONS: Reso. 2002-168 on 7/10/02 Consolidated Plan for 2002/07.

CONCURRENCES: The Town must submit an annual Action Plan to HUD which contains the CDBG budget for that year, by August 16th

FISCAL IMPACT: The Town will receive \$776,000 in FY 2003/04.

RECOMMENDATION(S): Adopt the Resolution.

Attachment(s): Resolution, Executive Summary of the Action Plan for FY 2003/04.

Town of Davie
Community Development Block Grant (CDBG)
FY 2003/04 Action Plan

The Town of Davie is an “entitlement recipient” of Federal Community Development Block Grant (CDBG) funds from U.S. HUD, and is preparing to submit the Action Plan for Federal CDBG Funds for FY 2003/04, which identifies the Town’s housing and community development needs and outlines funding strategies to address such. The Town anticipates receiving \$776,000 in FY 2003/04. The CDBG Program is designed to:

- develop viable urban communities by providing decent housing and a suitable living environment;
- expand economic opportunities for low and moderate income individuals and families; and;
- strengthen the partnerships between all levels of government and the private sector, in the production of affordable housing sufficient to meet the needs of the community.

Proposed Funding for FY 2003/04

#2003-1 Single-Family Rehabilitation Program \$60,000 - Provision of financial assistance (loans and/or grants) on a Town-wide basis, to eligible low/moderate-income homeowners to make needed home repairs, and replace existing substandard and leaking roofs. (Housing Rehab)

#2003-2 Paint Up/Fix Up Program \$15,000 - Provision of paint and painting materials for income eligible homeowners and renters to paint the exterior of their homes, and visually improve the aesthetics of the CDBG Target Areas. (Housing Rehab)

#2003-3 Emergency Assistance/Homeless Prevention Program \$40,800 - Provision of emergency financial assistance to eligible lower-income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food, shelter, transportation, etc. through the Hope Outreach Center, Inc., a not-for-profit sub-recipient agency, or the Town’s Housing & Community Development Office. (Public Service)

#2003-4 Orange Park After-School Program for At Risk Youth \$50,000 - Structured after-school and evening programs targeted for at-risk youth and teens living in the Orange Park CDBG Target Area. (Public Service)

#2003-5 Special Program for Target Area Children \$15,000 - Provision of fee waivers or scholarship opportunities to the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities. (Public Service)

#2003-6 Boys & Girls Club Facility \$40,000 - Completion of the new Boys and Girls Club in Driftwood Park. This is a continuation of a previously funded project. (Capital Improvements or appurtenances to the building)

#2003-7 CDBG Target Area Improvement Program \$400,000 - Capital, street, and park improvements in the CDBG Target Areas, as follows: "Western" Target Area a/k/a "Orange Park" north of 10th Manor, south of State Road 84, between 130th and 136 Avenues; "Southern" Target Area a/k/a "Driftwood" situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension; and, the "Eastern" Target Area bounded on the north by SW 29th Street (near Nova Drive), on the south by Orange Drive, to the west by Davie Road, and to the East by the Florida Turnpike. Improvements may include but are not limited to: improvements to existing community centers, facilities or parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting, landscaping, and drainage. (Capital Improvements and Street Improvements)

#2003-7 Fair Housing, Citizen Participation & Support Services \$155,200 - To plan, administer, and monitor the CDBG funds and activities; undertake comprehensive planning activities; apply for other related grants; expand Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide a wide range of housing opportunities for Davie residents; participate in homeless assistance initiatives; prepare Environment Review Records/Assessments, etc. (Planning/ Administration, Fair Housing, Citizen Participation & Support Services).

The activities identified above will principally benefit low/moderate income residents of the Town; and, no displacement or relocation of Davie residents or businesses is anticipated.

The proposed Action Plan was available for a 30-day public comment period commencing June 4th. Copies of the Plan were available at the Town's Housing and Community Development Office, 4700 SW 64th Avenue-Suite D, and the Davie-Cooper City Library. Comments can be made directly at a Public Hearing to be held by the Town Council on Wednesday, July 8th, prior to adopting the Action for FY 2003/04.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN FOR FY 2003/04 WHICH INCLUDES THE CDBG PROGRAM BUDGET; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE ALL NECESSARY CERTIFICATIONS AND GRANT RELATED DOCUMENTS; AUTHORIZING MINOR, NON-SUBSTANTIVE CHANGES TO THE ACTION PLAN WHICH MAY BE IDENTIFIED DURING THE REVIEW AND APPROVAL PROCESS WHICH DO NOT SIGNIFICANTLY AFFECT THE PURPOSE, SCOPE, BUDGET, OR INTENT OF THE PLAN; AUTHORIZING THE REFORMATTING TO HUD'S COMMUNITY 2020 FORMAT; AND AUTHORIZING SUBMISSION OF THE ACTION PLAN TO HUD.

WHEREAS, the Town is an "entitlement recipient" of Federal Funds from HUD under the Community Development Block Grant (CDBG) Program, and was notified that it will receive \$776,000 in Community Development Block Grant (CDBG) funds contingent upon submission of the Action Plan for FY 2003/04; and

WHEREAS, the FY 2003/04 Action Plan was prepared pursuant to the Town's adopted Citizen Participation Plan and pre-development public hearings were held April 22, 23, and 29, 2003 and a Public Hearing on the Proposed Plan was held by Town Council on July 8, 2003 being duly advertised in the Sun Sentinel on June 29, 2003.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council hereby adopts the Community Development Block Grant (CDBG) Action Plan for FY 2003/04 which includes the CDBG Program budget, herein referred to and incorporated by reference; authorizes minor non-substantive changes to the Action Plan which may be identified during the review/approval/submission process, which do not significantly affect the purpose, scope, budget, or intent of the Plan, and the reformatting to HUD's Community 2020 Format; and

SECTION 2. The Town Administrator is hereby authorized to execute all necessary certifications and grant related documents necessary for the submission of the Action Plan for FY 2003/04 to HUD before August 16, 2003.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2003 _____

ATTEST: _____
TOWN CLERK



Town of Davie

FY 2003/04 Action Plan

Community Development Block Grant

*For Information Contact:
Shirley Taylor-Prakelt, Director
Housing and Community Development
Town of Davie*



Section 1 - The Town of Davie: A Historical Overview

The Town of Davie is located southwest of Fort Lauderdale in Broward County, midway between Miami and Palm Beach. Settled at the turn of the century, Davie was identified as the "first improved town in the Everglades". Construction of irrigation and drainage canals began in the early 1900's; and, the first permanent settlers arrived from the Panama Canal Zone in 1909. They named the swampy area "Zona", in recognition of their former home. "Zona" was renamed in 1916, in recognition of R. P. Davie's presence in the settlement. Davie was originally incorporated on November 16, 1925 and was dissolved during the following legislative session to avoid the taxation resulting from incorporation. Davie was reincorporated on June 22, of 1961 with less than 2,000 residents.

Davie is the eighth (8th) largest municipality in Broward County, with a population of 75,720 persons, as of April 1, 2000. This represents a steady growth since the 1990 Census, when Davie's population was 47,143 persons. The 1980 Census listed the population as 20,515, representing a 129.8% increase in the ten year period from 1980 to 1990.

The median age in Davie is 35.5 years. The Town's median household income is \$37,650, which is higher than Broward County's median of \$30,605¹. Davie is fairly homogeneous i.e. 87.1% of the residents are white, 4.6% Black, 2.8% Asian, and 5.5% other. Nineteen (19%) of the residents are of Hispanic origin.

Davie is suburban in nature, with 69% of the residents living in family households. There are 31,284 housing units (up from 19,889 in 1990) available for the 28,682 households in Davie (up from 17,766 in 1990); and, there is a 8.3% vacancy rate (excluding seasonal vacancies). The average number of persons per household is 2.64.

Davie is a "university town" and proudly hosts the South Florida Education Complex which includes: Nova University, Florida Atlantic University, Florida International University, Broward Community College, McFatter Vocational/Technical Center, Broward Fire Academy, Division of Forestry, Criminal Justice Institute, and others. The population is well educated i.e. 81% are either high school graduates, possess some college, or have a college degree.

Approximately one-third of the land in the Town is still undeveloped and recent annexation has opened new horizons for industrial and economic growth. Davie is geographically the largest municipality in Broward County, encompassing 40 square miles.

Davie proudly preserves its western heritage, while progressing in economic, industrial, and business development. Championship rodeos are still held year-round, and the Sunshine State Pro Rodeo Classic, held annually at the Bergeron/Davie Rodeo Arena, attracts over 25,000 fans. The Town is committed to addressing the needs of its residents, and strives to balance growth and quality of life.

Section 2 - Consolidated Plan For Federal Funds 2002-2007

In 1997, when the Town's population grew above 50,000 residents, Davie became an "entitlement recipient" of Federal Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). The goals of the CDBG program are to:

- develop viable urban communities by providing decent housing and a suitable living environment;
- expand economic opportunities for low and moderate income individuals and families; and

¹ Based on 1990 census data.

- strengthen the partnerships between all levels of government and the private sector, including for-profit and not-for profit organizations, in the production of affordable housing sufficient to meet the needs of the community.

As a prerequisite for receiving these Federal funds, the Town adopted a Consolidated Plan for Federal Funds in July 1997, which identified the Town's housing and community development needs, and outlined funding strategies to address such. A new 5-year Plan was adopted in July of 2002 for the period covering October 1, 2002 through September 30, 2007. This Plan shaped the various federally funded programs into a 5-year neighborhood and community development strategy. The Consolidated Plan serves as a short-term planning document for the Town, which builds on a participatory process from the grassroots level; an application for the federal funds; a strategy to be followed in carrying out HUD programs; and an annual plan that provides a basis for assessing and monitoring program performance.

The Town's Consolidated Plan sets forth long-range goals and objectives to address identified needs, over the five-year period covered by the Plan. A synopsis of the long-range goals and objectives, follows:

- to rehabilitate, construct and/or expand public facilities and infrastructures e.g., the renovation of existing public (community) facilities and street improvements such as: improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc.
- to upgrade the existing housing stock and provide loans and/or grants to income-eligible homeowners to make home repairs and replace existing substandard/leaking roofs.
- to expand affordable rental housing and homeownership opportunities for Davie residents.
- to increase/enhance park/recreation opportunities and expand programs that serve at-risk youth e.g. the renovation of existing parks (improved lighting, landscaping, equipment, etc.), construction of new park and/or recreation facilities, the provision of services, or acquisition for new facilities.
- to provide swale area drainage (percolation), positive discharge drainage, and the connection of low/moderate income homes to the existing sewer system e.g. connections to the sewer laterals.
- to expand affordable child day care and after-school opportunities.
- to promote economic development initiatives and stimulate the local economy through neighborhood revitalization, commercial revitalization, or facade renovation programs.
- to minimize the displacement of Davie residents and mitigate adverse effects caused by federally assisted activities, and to provide fair and adequate relocation benefits when needed.
- to upgrade and/or supplement the existing transportation and mobility services in Davie, especially those needed by low and moderate income persons and individuals with special needs.
- to undertake a Fair Housing outreach and education campaign to ensure that Davie residents have the widest range of housing choices.
- to remove architectural barriers and impediments to the elderly and to the physically, mentally, or developmentally disabled.
- to promote the county-wide strategies and efforts aimed at addressing homelessness.
- to provide social services related to healthcare, mental healthcare, housing, food, transportation, etc.
- to remove slums, blight and blighting conditions i.e., clearance, demolition, and code enforcement.
- to encourage the retention of significant historic structures and historic preservation efforts.
- to improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD Community Planning and Development (CPD) programs or related grants.

Each year within the five-year period covered by the Consolidated Plan, the Town must develop and submit to HUD, an Action Plan which contains the CDBG budget for that year. This Action Plan must be submitted to HUD on or before August 16th of each year.

The Town's Housing and Community Development Department, is responsible for the planning, preparation, implementation, and monitoring of the Consolidated Plan and all incremental One-Year Action Plan activities. The Housing and Community Development Office is an adjunct of the Town Administrators Office (City Managers Office), and is integrated into the Town's overall budget strategy.

Section 3 - Community Involvement and Citizen Participation

This Action Plan was the result of an extensive citizen participation process, and represents collaboration between the Town, local social service providers, housing providers, the Community Redevelopment Agency (CRA) Board, Memorial Healthcare Systems, and other residents in Davie. The Action Plan was developed in accordance with the Town's adopted Citizen Participation Plan which sets forth the Town's policies and procedures for citizen participation.

The Town strives to ensure citizen involvement, in an advisory role, in the planning, implementation, and assessment of the programs covered by the Consolidated Plan and each Action Plan. In developing the FY 2003/04 Action Plan, the Town encouraged the participation of all of its residents, especially from those in designated CDBG Target Areas where funds are proposed to be expended.

Prior to the adoption of each Action Plan, Davie residents are provided with timely access to local meetings, public hearings, grant documents, and copies of the Plan, in accordance with the federal regulations at 24 CFR Part 570. The Town ensures that hearing, sight, and mobility impaired persons have full and timely access to meetings and grant related documents.

The following citizen participation process was utilized to develop the FY 2003/04 Action Plan:

- Pre-Development Public Hearings were held on April 22nd, 23rd, and 29th, 2003.
- A draft of the FY 2003/04 Action Plan was made available for a 30-day public comment on June 4th thru July 4th at the Housing and Community Development Office at 4700 SW 64th Avenue, and the Davie-Cooper City Library.
- A summary of the Action Plan was published in the Sun Sentinel on June 1, 2003, describing its contents, purpose, activities to be undertaken, and the proposed use of funds.
- A summary of the FY 2003/04 Action Plan was provided to Broward County and to the adjacent municipalities of Fort Lauderdale, Dania, Sunrise, Plantation, Cooper City, Weston, Pembroke Pines, Miramar, and Hollywood, as well as the Broward County Housing Authority, Broward County Community Development and the Office of Housing Finance (OHF), to obtain their input.
- Prior to adopting the Plan, a Public Hearing was held by the Davie Town Council on July 8, 2003 in the Town Council Chambers.

No letters were received in response to the 30-day public comment period.

Section 4 - Low/Moderate Income Concentrations (CDBG Target Areas)

The National Objective of the CDBG Program, is to principally benefit low and moderate income persons by providing decent housing and a suitable living environment, and expanding economic opportunities.

The term "low/moderate income" applies to those individuals and households who earn up to eighty (80%) percent of the median income for that area (usually by County), as adjusted by family size. These income levels are published annually by HUD, and adjusted for each CDBG program year.

FY 2003/04 Income Levels Broward County Median Income - \$ 60,200

| | | |
|-----------|------------|-----------------|
| Household | Low Income | Moderate Income |
|-----------|------------|-----------------|

| Size | (50% of Median) | (80 % of Median) |
|------|-----------------|------------------|
| 1 | \$21,050 | \$33,700 |
| 2 | \$24,100 | \$38,550 |
| 3 | \$27,100 | \$43,350 |
| 4 | \$30,100 | \$48,150 |
| 5 | \$32,500 | \$52,000 |
| 6 | \$34,900 | \$55,850 |
| 7 | \$37,300 | \$59,700 |
| 8 | \$39,750 | \$63,550 |

In 1997, an analysis of the Town's demographic profile was undertaken to define specific geographic areas where there are concentrations of low/moderate income families and minority residents. This analysis revealed that the following areas contain the highest concentration of low/moderate income persons who would qualify for assistance under the CDBG Program:

Low/Moderate Income Concentrations

| Census Tract & Block Group | Low/Mod Number | Low/Mod Percent |
|----------------------------|----------------|-----------------|
| 7.01 1 | 2,307 | 59.8 % |
| 7.01 9 | 378 | 61.2 % |
| 7.03 2 | 1,412 | 36.8 % |
| 7.05 2 | 1,728 | 53.7 % |
| 7.06 1 | 1,243 | 38.7 % |
| 8.03 9 | 188 | 79.0 % |

Since no Census Tract contained 51% or greater low/moderate income individuals, HUD and the Town analyzed the Census data by Block Groups to determine the geographic areas that would qualify for assistance. Based on this, HUD established 36.8% as the threshold for designation of a CDBG Target Area i.e., a specific geographic area where CDBG funds can be expended with the assumption that they would "principally" benefit low/moderate income residents. The area from Orange Drive north to 42nd Street between SW 55th and 57th Avenues, was also approved by HUD, as a result of a special income-survey performed by the Davie CRA in 1994.

The Davie Town Council adopted three (3) CDBG Target Areas in 2002², as follows:

- The **Western Target Area a/k/a Orange Park**, is located between 130th-136th Avenues, north of 14th Street and south of State Road 84.

| | |
|---------------------------------|------------------------|
| Census Tract/Block Group | 703.01 & 02 |
| Total Population | 3,978 |
| Low/Moderate Income Population | 36.8% |

- The **Southern Target Area a/k/a Driftwood**, is located south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension.

| | |
|---------------------------------|------------------|
| Census Tract/Block Group | 7.05.BG 2 |
| Total Population | 3,282 |
| Low/Moderate Income Population | 53.7% |

- The **Eastern Target Area a/k/a Potters Park**, is bounded to the north by Nova Drive³, to the south by Orange Drive, to the east by NW 62nd Avenue, and to the west by Davie Road.

| | | | | |
|------------------------|-----------------|-----------------|-----------------|-----------------|
| Census Tract/BG | 706.00/1 | 701.00/1 | 701.00/9 | 803.00/9 |
| Total Population | 3,217 | 5,760 | 880 | 561 |
| Low/Moderate Income | 38.7% | 59.8% | 61.2% | 43.1% |

Section 5 - Areas of Minority Concentration:

² The Consolidated Plan for 2002-2007 was prepared before the Census 2000 data was available.

³ The Silver Oaks Mobile Home Park is included in the CDBG Target Area.

The Town of Davie does not formally define an “area of minority concentration”; however, for the purpose of preparing the Town’s Consolidated Plan, 1990 Census Block Groups with 20% or more racial/ethnic minority households (Black, Hispanic, and Asian) were used. At that time, minority households in Davie constituted 13% of the population i.e. 3% Black, 8% Hispanic, 1% Asian, and 1% Other.

At the block group level, the only area of minority concentration was Census Tract 7.05 BG 2, which is composed of 20% Black households. Hispanic households constitute 8% of the population in Census Tract 7.01 BG 1, 4% in Census Tract 7.01 BG 9, and 15% in Census Tract 7.05 BG 2. Asian and other ethnic groups constitute 4% or less in each of the three block groups.

Section 6 - The Housing Conundrum in Davie:

One of the biggest challenges facing the Town of Davie in meeting its Consolidated Plan goals, is addressing the housing needs of its lower-income residents living in sub-standard mobile homes. The Town estimates that it has 19,456 residents living in 7,370 mobile homes⁴, which represented 24% of the total housing units. A significant number of these are in sub-standard condition. There is currently no source of funds available to assist these mobile home owners to make needed repairs to their homes, since the regulations governing both the CDBG and SHIP Programs prohibit the use of grant funds to renovate them.⁵ Given these constraints, the Town’s strategy for assisting these mobile home occupants, is to provide new opportunities in Davie for the development of affordable rental and homeownership housing.

The disproportionately high rental rates in Davie in comparison to other Broward County cities, make it difficult to find affordable rental units (in good condition), and attract Landlords that will participate in the Section 8 Program. Because of these factors, many lower-income families have a difficult time finding affordable rental housing, particularly those families that are “cost-burdened” (paying 30%> of their gross income for rent/utilities).

In May 1998, the Town hired a consulting firm to undertake a rental housing survey of apartments in Davie, to determine if there were gaps between the market rents and the HUD Fair Market Rents (FMR), which is the maximum rent a landlord can receive under the Section 8 Program. The results of that survey follow:

| Unit Size | Market Rents | Median | HUD FMR | Gap |
|------------|---------------|--------|---------|-------|
| Efficiency | \$ 602-\$ 655 | \$ 628 | \$470 | \$158 |
| 1-Bedroom | \$ 650-\$ 691 | \$ 671 | \$553 | \$118 |
| 2-Bedroom | \$ 742-\$ 805 | \$ 774 | \$684 | \$ 90 |
| 3-Bedroom | \$1042-\$1138 | \$1090 | \$952 | \$138 |

As seen above, a significant “gap” between the market rents and the FMR’s established by HUD, exist in Davie. Given the high cost of rental housing, the Town is working hard to stimulate the development of new affordable rental housing units, especially within CDBG Target Areas, where the majority of the Town’s lower-income and mobile home occupants reside. Stirling Road Apartments, 250 units of affordable rental housing, located on Stirling Road in the Southern Target Area, opened in the fall of 2000. This project was financed with Federal Low-Income Housing Tax Credits (LIHTC) and Tax-Exempt Bonds, and contains 2/3-bedroom units. Davie waived impact-fees @ \$123,000, and rebated permit fees @ \$19,750 as an incentive for affordable housing.

Summerlake Apartments on 61st Avenue in the Eastside/Potter Park Target Area opened in January 2001 with 108 two and 3-bedroom affordable rental units. The Town used \$100,000 of its SHIP funds to leverage an additional \$350,000 for pre-development costs through Broward County’s SHIP Program. The Town assisted the developer in obtaining \$5.6 Million in Tax-Exempt Bonds from the Housing Finance Authority (HFA) of Broward County, and rebated \$19,750 in permit fees.

On February 9, 2001 the Davie Town Council adopted the “Harmony Village Community Plan”, which entails the development of a 4.5 acre parcel in the Southern/Driftwood Target area into 22 single-family homes that will be available to first-time home buyers. These initiatives are addressing some of the needs of mobile home owners and other cost-burdened renters in Davie; however, the infusion of the 358 new affordable rental units in 1999/2001 is good, but is still insufficient to meet the growing demands.

Due to the limited funds available, the Town’s Housing and Community Development Director feels that more emphasis should be placed on addressing the needs of low and very-low income households, as opposed to the

⁴ 7,370 mobile homes x the average household size of 2.64 = 19,456 individuals. If the average family size of 3.13 were used, it would represent 23,068 individuals living in mobile homes in Davie.

⁵ Mobile homes are not recognized by the Government as permanent, single-family homes.

moderate-income households. For example, under the CDBG Program (whose income levels are capped at 80% of the median income) approximately 40% of all families in Broward County would qualify for housing assistance; and, under the SHIP Program (whose median incomes go up to 120% of median) approximately 70% of all Broward households would qualify for grant funds.

Finally, the Town's Analysis of Impediments to Fair Housing Choices (AI) disclosed that there are disproportionate lending practices in Broward County i.e. minority and low-income individuals were denied financing at higher rates than other applicants. Accessibility to home mortgage financing was also noted in the AI. Davie's Housing and Community Development Office provided these agencies with information on both Fair Housing laws and the Town's affordable housing initiatives. Special emphasis was placed on informing the lenders of disparate lending practices, and finding alternative financing programs for lower-income at-risk housing applicants.

Housing Projects Underway in FY 2002/03

| Program | Units | Unit Cost | Funding | Source |
|------------------------------|----------|-----------|-----------|----------|
| Single-Family Rehab Program | 4 Homes | \$15,000 | \$ 60,000 | CDBG |
| Home Repair Program | 18 Homes | \$15,000 | \$270,000 | SHIP |
| Harmony Village - New Const. | 12 Homes | \$29,166 | \$350,000 | SHIP |
| Purchase Assistance Program | 9 Homes | \$ 8,000+ | \$ 80,000 | SHIP |
| CRA S/F New Construction | 4 Homes | \$42,000 | \$168,000 | SHIP/CRA |

Housing Projects Proposed For FY 2003/04

| Program | Units | Unit Cost | Funding | Source |
|----------------------------------------------|-----------|----------------------|------------------------|--------------|
| Single-Family Rehab Program | 4 Homes | \$15,000 | \$ 60,000 | CDBG |
| Home Repair Program | 18 Homes | \$15,000 | \$270,000 | SHIP |
| Purchase Assistance Program | 7 Homes | \$ 8,000+ | \$ 60,000 | SHIP |
| Barrier-Free Program (Rehab) | 3 Homes | \$23,158 | \$ 69,472 | SHIP |
| New Construction M/F Rental (Dual Funded) | 100 Units | \$ 1,573 \$ 3,000 | \$157,293 \$300,000 | HOME SHIP |

Section 7 - Public and Assisted Housing

The Town has an excellent working relationship with the Broward County Housing Authority (BCHA), which is evidenced by the partnership formed to address the quality of life for the residents of Ehlinger Apartments⁶, located at 7481 N.W. 33rd Street in the Southern Target Area a/k/a Driftwood. At the Town's request, the BCHA accelerated its plans to repaint all 100 units, upgrade the landscaping, and provide new entrance signage. All of these items were completed during the FY 2002/03 program year.

The primary "quality of life" complaint from the tenants was the lack of air-conditioning; therefore, Davie budgeted \$225,000 in CDBG funds (FY 2001 & 2002) to match the BCHA's CGGP funds, for the installation of central air-conditioning at Ehlinger Apartments. This project was completed in October 2002; and, the tenants are now enjoying an improved quality of life. The Town is also working on plans to expand and beautify West 33rd Street, which leads into the Ehlinger complex.

The BCHA also determines the eligibility of tenants, inspects units, and pays rent subsidies for El Jardin Apartments, a privately-owned Section 8 Moderate Rehabilitation Family Rental Housing Project located at 3300 El Jardin Drive (232 Family Units). Several tenant complaints were received by the Town's Housing and Community Development Office this year, regarding living conditions at El Jardin. These complaints were passed along to the BCHA; and, as a result, visible improvements have occurred e.g. exterior painting and clean-up. Hopefully, needed drainage and paving improvements will be forthcoming this fiscal year.

The Broward County Housing Authority also owns and operates the Griffin Gardens Apartments, 100 units of Elderly and Disabled Rental housing located at 4881 Griffin Road. This is a well maintained housing complex; and, no complaints have been received regarding the living conditions at this site.

Comprehensive Grant Program (CGP):

⁶ A Family Public Housing Project containing 100 units.

Both of the public housing projects owned by the Broward County Housing Authority (BCHA) were constructed post-1975, and are in sound structural condition but require minor improvements and upgrades to enhance the quality of life for the existing residents.

The BCHA's Action Plan for 2001-2005 identifies the following funds for Davie's two housing projects:

| Year Funded | Ehlinger Apartments (FL29-2A) | Griffin Gardens Apts (FL29-6) |
|------------------------|------------------------------------------|------------------------------------------|
| 2003 | \$120,477 | \$25,000 |
| 2004 | \$ 50,000 | \$70,000 |
| 2005 | \$142,404 | \$23,327 |

The BCHA (\$357,709) and the Town (\$225,000) provided central air-conditioning for the families living in Ehlinger Apartments in the Driftwood Target Area, in order to enhance the quality of life for the tenants and improve the visual aesthetics of the area. This project used a certified minority-owned and operated firm; and, the work was completed in October 2002.

The United States Department of HUD classifies all public housing authorities as either "troubled" or "non-troubled", and we are delighted to report that the BCHA is a top-producing and well run agency.

Section 8 - Continuum of Care for Homeless Assistance and Prevention:

Since homeless persons in Broward County are concentrated in the older communities of Pompano Beach, Fort Lauderdale, and Hollywood, where the majority of services to the homeless are provided, the problem of homelessness is viewed as a regional problem that requires regional solutions. The Town's Housing and Community Development Director works closely with the Broward Homeless Initiatives Board and the Homeless Partnership in developing the annual Continuum of Care For the Homeless application, and the Town promotes county-wide strategies and efforts aimed at addressing homelessness.

In February-March 2000, the Cooperative Feeding Program⁸ conducted a survey of homeless persons in Broward County, and 1,690 surveys were collected from 1,374 individuals and 194 from persons in families with children. Using a multiplier of "3" to compensate for under-counting, the Homeless Partnership estimates that, as of March 2000, there were 5,070 homeless persons in Broward County. Of the individuals interviewed (non-family), 42% indicated that they were staying in emergency/transitional shelters, and 58% said they were staying in substandard housing conditions. Of the families with children present, 72% were staying in emergency or transitional shelters, and 28% were staying in sub-standard housing conditions.

Although the 1990 Census Shelter/Street Night Enumeration showed no homeless persons in Davie, anecdotal data from social service providers indicates that there are a significant number of lower-income individuals and families at-risk of becoming homeless i.e. are in marginal financial situations (paying greater than 30-50% of their gross income for housing related costs). There are 1,348 households in Davie (7.6% of the total households) who earn less than 30% of the median income. This segment of the population needs both rental assistance, and appropriate sized units, to prevent them from becoming homeless.

The following is a synopsis of the Town's homeless initiatives:

- In FY 2001, the Town of Davie entered into a CDBG Sub-Recipient Agreement, with the Hope Outreach Center @ \$27,000, to provide emergency assistance to Davie's homeless or residents who are at-risk of homelessness, to address the need for emergency food, shelter, medication, etc. This Agreement was renewed for the current Fiscal Year; and, the Hope Outreach Center has assisted 68 Davie families.
- In FY 2000, the Housing and Community Development Office, responding to an urgent need in the community, developed an Emergency Assistance/Homeless Prevention Grant Program. Seven (7) foreclosure actions against low-income Davie residents were halted or prevented, fifteen (15) evictions were halted or prevented, and one family (who was living in a tent) was housed in a new affordable rental unit. Due to the demand that this growing program placed on the Housing and Community Development Staff's time, it was subsequently transitioned over to a non-profit entity, the Hope Outreach Center.

⁷ 1996 and 1999 Surveys of the Homeless.

⁸ In conjunction with the Broward County Homeless Partnership.

- In June 1998, the Davie Town Council adopted Resolution 98-180 urging the Florida Legislature and the Governor to enable Broward County to use one (1) cent of its local option motor fuel taxes to address the needs of homeless men, women, children, and families in Broward County.
- Beginning in 1998, the Town endorsed the County's annual SuperNOFA Continuum of Care application for HUD funds, and pledged its support through the in-kind contributions of the Housing and Community Development Director, to assist in County-wide homeless efforts. Each year since 1998, the Housing and Community Development Office has participated in the Homeless Coalitions planning process.
- A comprehensive referral list was developed for persons requiring assistance through the new HAC or other support services for the homeless, or those facing homelessness.
- The Town's Housing and Community Development Office works closely with Hope Outreach, the E.A.S.E. Foundation, and the local Clergy in referring clients for emergency assistance e.g. rent and utility payments, for those threatened with homelessness.
- The Town works closely with the agencies serving the Broward County area in addressing emergency shelter and transitional housing needs, and helping homeless individuals make the transition to permanent housing.
- Approximately 250 referrals have been made to local service providers for special needs or at-risk individuals.

Section 9 - Fair Housing Education and Outreach Initiatives:

In 1997, Davie conducted an "Analysis of Impediments to Fair Housing Choices" which was predicated on the fact that equal access to residential housing is fundamental to meeting the overall needs of a community.

The Analysis of Impediments concluded that there were two main barriers to fair housing choices in Davie. First, housing affordability is a major concern. Many Davie residents are paying in excess of 30% of their gross income for their housing and related costs e.g. rent plus utilities, or mortgage plus principal, interest, taxes, and insurance. This is particularly true in the rental market in Davie, where rents are higher (on average) than the balance of Broward County, and where there is a significant "gap" between the HUD Fair Market rents, and the current market rents.

Accessibility to home mortgage financing was also noted in the Analysis of Impediments to Fair Housing Choices (AI). This appears to be an on-going regional problem for lower income and minority households. This "global" impediment was noted in the analysis of Home Mortgage Disclosure Act (HMDA) data for Davie, where minority and low-income individuals were denied financing at higher rates than other applicants.

The following fair housing initiatives have been undertaken:

- The Town's Analysis of Impediments to Fair Housing Choices (AI) was re-evaluated and Davie's Fair Housing Policies were reviewed. As a result, the AI was subsequently expanded and a schedule of events (milestones) was added.
- During 2001 HOPE Inc., conducted six (6) housing discrimination tests of properties located in Davie, of which five (5) were found to be negative (no evidence of discrimination); and, one (1) was inconclusive.
- The Town retained Housing Opportunities for Project Excellence (HOPE) Inc., to conduct fair housing seminars geared at lenders, realtors, and housing providers. The first seminar was held in November 1998 at the Offices of Bank United, with approximately 35 representatives from various lending institutions participating. In March 1999 presentations were made to the staff of Gill Realty and Century 21 Oulette Realty, where 21 realtors were trained in Fair Housing laws.
- Hope Inc., conducted six (6) housing discrimination tests of Davie properties in 2001/02; of which five (5) were negative (no evidence of discrimination), and one (1) was inconclusive.
- In 2000/01 HOPE Inc., conducted fair housing workshops/training sessions for: Swezy Realty (owners of El Jardin Apartments); the Center for Independent Living of Broward Co.; the Housing Finance Authority of Broward (First-Time Home Buyer Workshop); NOVA Southeastern University's Sheppard Broad Law

Center (Pro Bono/Clinic Fair for eight (8) law students); and the Housing Finance Authority of Broward County (First-Time Home Buyer Workshop).

- As a part of Davie's Fair Housing Initiatives, HOPE, Inc.'s staff participated in the "Nova Public Interest Law Day" in 1999- 2002 to further legislative actions for Fair Housing enforcement.
- The HOPE Hotline (free telephone assistance) continues to serve as the screening arm of the agency's Private Enforcement Housing Discrimination Initiative.
- In 2001 HOPE Inc., participated in a series of Landlord/Tenant Training Workshops sponsored by the Broward County Housing Authority.
- HOPE Inc., and Broward County's Human Rights Division spearheaded the first annual "Fair Housing Workshop/Luncheon" during National Fair Housing Month (April 12, 2001) in Broward County, which was attended by the Town's Housing and Community development Director.
- HOPE Inc., gave an interview on Fair Housing to WKPX (88.5 FM) on Saturday, March 24, 2001.
- The Housing Element of the Town's Evaluation and Assessment Report (EAR) was amended/expanded in 1999 to include new policies related to removing impediments to fair housing, providing fair housing education and outreach services, and regional strategies to address homelessness.
- Officials from both HUD and HOPE, Inc. receive Proclamations each April declaring Fair Housing Month in Davie; and, advertisements are placed in the Sun Sentinel and Miami Times (a minority newspaper), advising the residents of their rights and responsibilities under the Fair Housing Act. A mass mailing was also undertaken in April 2000/01, and literature was sent to schools, churches, realtors, etc. advising them of Fair Housing Month, and providing posters for their Bulletin Boards.
- News articles on Fair Housing laws and initiatives as well as CDBG and SHIP Housing Programs were featured in the Davie Update, (the Town's Official Newsletter), which was mailed to every homeowner in Davie, as well as local municipalities and educational facilities.
- A listing of local lending institutions and realtors was compiled so that they can be invited to participate in future fair housing education seminars, where educational materials on the various fair housing laws and requirements will be provided.
- A listing of other organizations and individuals, including neighborhood groups, home-owners associations, social service providers, etc., was finalized. Hopefully, this information can be used at a later time to identify impediments to fair housing choices at the neighborhood level.
- In 1998, the County-Wide Local Housing Assistance Plan (LHAP)⁹ was amended to include the Town of Davie; and, subsequent modifications were made in 1999-2001 to expand the scope of the housing strategies to allow greater flexibility for housing development in Davie i.e., a new construction rental component and a town-wide purchase assistance program were added.
- Meetings were held with the Broward Co. Housing Authority (BCHA,) regarding the high market-rate rents in Davie, and the number of residents that are "cost-burdened" in rental housing; and, as a result of the Town's Rental Survey, the BCHA agreed to increase the Section 8 rents to the 110% rental level.

Section 10 - Other Special Needs:

As previously indicated, there are 100 units of public housing for elderly and/or disabled individuals in Davie, that are owned and operated by the Broward County Housing Authority (BCHA), and the Jewish Federation of South Florida operates 80 units of elderly rental housing.

In addition to publicly assisted housing for people with special needs, there are many Nursing Homes, Adult Living Facilities (ALF), and Group Homes in Davie serving the needs of the elderly, frail elderly, and disabled persons. The following represents facilities in Davie that were licensed as of March 2000:

| <u>FACILITY</u> | <u>ADDRESS</u> | <u>ZIP</u> | <u>TELEPHONE</u> |
|-----------------|----------------|------------|------------------|
|-----------------|----------------|------------|------------------|

⁹ For the SHIP Program.

| | | | |
|-------------------------------------|---------------------------|-------|----------------|
| Barc Housing, Inc. | 2750 S.W. 75th Avenue B | 33314 | (954) 746-9400 |
| Brookwood Woman's Resid. Inc. | 6991 S.W. 45th St. | 33314 | (305) 797-1404 |
| Davies Country Living | 5540 S.W. 64th Avenue | 33314 | (305) 792-8878 |
| Day Star, Inc. | 3800 S.W. 124th Avenue | 33330 | (305) 473-0167 |
| Elite Home Health, Inc. | 7320 Griffin Road, #223 | 33314 | (954) 581-8700 |
| God's VIP Senior Haven, Ltd. | 4681 S.W. 66th Avenue | 33314 | (954) 581-9111 |
| Health Care Respiratory, Inc. | 7000 S.W. 22 Court #153 | 33317 | (954) 474-7251 |
| Joans Group Home | 7740 N.W. 40th Street | 33314 | (954) Unknown |
| Med Tech Private Care, Inc. | 5400 S. Univ. Dr. #205 | 33328 | (954) 434-1613 |
| Med Tech Svs. of So. Florida | 5400 S. Univ. Dr. #207a | 33328 | (954) 434-4341 |
| Med-Psych Health Care Svs, Inc. | 7900 Nova Drive, #200 | 33324 | (954) 424-7577 |
| Medical Asso. Consultants, Inc. | 5400 S. Univ. Dr. #112a | 33328 | (954) 252-9500 |
| Personal Touch Home Care of Florida | 8001 S.W. 36th Street, #8 | 33328 | (954) 474-4140 |
| South FL Physical Therapy Assoc. | 4491 State Road 7 #208 | 33314 | (954) 434-4341 |
| Spectra care of South Florida | 4970 S.W. 52nd St #325 | 33314 | (954) 791-7301 |
| Teen Challenge of Florida, Inc. | 13601 S.W. 26th Street | 33325 | (954) 434-1613 |
| United Cerebral Palsy Home-3 | 6041 S.W. 36th Court #A | 33314 | (305) 797-8681 |
| United Cerebral Palsy Home-4 | 6601 S.W. 41st Street | 33314 | (305) 584-5710 |
| United Cerebral Palsy of Broward | 4251 S.W. 61st Avenue | 33314 | (305) 792-3746 |
| United Medical Consultants, Inc. | 5400 S. Univ. Dr. 417J | 33328 | (954) 252-0109 |
| Victoria Villa | 5151 S.W. 61st Avenue | 33314 | (305) 791-8881 |

The needs of persons living with AIDS, are generally met through the Housing Opportunities for Persons With AIDS (HOPWA) Program. The City of Ft. Lauderdale administers the HOPWA funds for the Broward County area, which includes Davie. The Town's Housing and Community Development Director served on the Request For Proposal (RFP) Selection Committee for the use of 2001/02 HOPWA funds by sub-recipient agencies serving people with AIDS.

Section 11 - Available Resources

The primary funding source for the projects and activities outlined in this Action Plan are the Town's CDBG funds; however, the Town has successfully used its CDBG funds to leverage other local and non-local funds, which have served as a catalyst for revitalization and redevelopment. A variety of financing options and opportunities are available to the Town of Davie, which include the following:

Local Programs:

Neighborhood Revitalization Task Force: The Neighborhood Revitalization Task Force, chaired by the Housing & Community Development Director, helps identify needs within the CDBG Target Areas, address specifically identified issues, and develop strategies to meet the long-term needs of each area over the Five-year period covered by the Town's Consolidated Plan. Davie's Code Compliance and Community Oriented Policing Officers play a crucial role in this process, as they are the "eyes and ears" of the neighborhoods. These individuals have the opportunity to interact with the residents at the grass-roots level. The Neighborhood Revitalization Task Force concentrates on:

- improved housing conditions and affordable housing opportunities
- infrastructure improvements - streets, public facilities, water, sewer, etc.
- crime prevention and gang-activity abatement
- improved social conditions and social services
- job creation and retention opportunities
- health and welfare issues
- aesthetic improvements - code compliance, clearance, etc.

Community Oriented Policing (COP's) Program: Davie has a Community Oriented Policing Program, and has assigned "Neighborhood Officers" to areas that coincide with the CDBG Target Areas. When the new Boys & Girls Club facility opens in the "Harmony Village Community", a Field Office for the Police Officer will be included. The Town's Housing and Community Development Director works closely with these COP's so that they can collaborate on strategies and resources to address neighborhood needs and revitalization efforts.

Tax Increment Revenues (TIF): Enabled by State Statute 163, the Community Redevelopment Act (CRA), provides the major source of funding for redevelopment projects. TIF is 95% of the difference between: the amount of ad valorem taxes levied each year by each applicable taxing authority on property within the redevelopment area; and, the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. (Both are exclusive of debt service millage). Since the Eastern CDBG Area, encompasses the Town's CRA district, TIF funds can be used in conjunction with CDBG funds, to address needs identified in that neighborhood.

Redevelopment Revenue Bonds: Florida Statute 163.385 allows the Town's CRA, to issue "Revenue Bonds" to finance redevelopment actions, with the security based on the "anticipated assessed valuation of the completed community redevelopment." In this way, additional annual taxes generated within the CRA Area, and the "tax increment" is used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the CRA may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

General Revenue Bonds: The Town can also issue General Obligation (Revenue) Bonds that are secured by debt service millage on the real property within the City and must receive voter approval.

Industrial Revenue Bonds: IRBs are used to finance industrial, and commercial projects, with emphasis on the creation of jobs. As a consequence, speculative ventures are not normally financed by this means. IRB's are typically issued by the county, with repayment pledged against the revenue of the private enterprise being funded. IRB's are tax exempt and several percentage points below prevailing interest rates. Such financing has been used effectively in South Florida.

Federal Programs:

HOME: In 2002, the Town of Davie joined ten (10) other municipalities and Broward County, to form a Consortium to receive \$5.1 million in HOME Funds; and, Davie's annual allocation is \$188,752. Davie joined the pooled resources for the CHDO set-aside; and, the remaining \$157,293 will be directed toward an RFP to select a developer to construct 100 multi-family rental units.

Housing Opportunities for Persons with AIDS (HOPWA) Program: HUD provides grant funds under the HOPWA Program to meet the housing needs of persons living with AIDS. The City of Ft. Lauderdale administers the HOPWA funds for Broward County. As a result of the Town's expression of interest in the HOPWA process, Davie's Housing & CD Director served on the FY 2001/02 RFP Selection Committee, to ensure that Davie residents are given equal access to all HOPWA services and activities.

HUD Homeless Continuum of Care Initiatives - SuperNOFA funds: The Broward Homeless Initiatives Partnership submitted an application under the SuperNOFA for homeless assistance to serve the entire Broward County area. If funded, this will provide services for the entire County's homeless. Davie's Housing and Community Development Director participated in their 2001 "Planning Day" event to formulate the response to HUD's Continuum of Care RFP.

State Programs:

State Housing Initiatives Partnership Program (SHIP): In 1997, the Town also became an "entitlement" recipient of State grant funds under the SHIP Program. The Broward County Office of Housing Finance assists the Town in administering its SHIP Program, under the terms of an Interlocal-Agreement; and, the Town's SHIP funds are currently directed toward the following:

- Single-Family Home Repair/Housing Rehabilitation Program
- Single-Family New Construction – Harmony Village
- Single-Family New Construction Program (Davie CRA)
- Town-Wide Purchase Assistance (First-Time Homebuyer) Program, and
- New Construction of Affordable Rental Housing
- Barrier-Free Housing – Removal of Impediments
- Homeownership Counseling

Housing Finance Authority of Broward County: the FHA provides Tax Exempt Bond Financing for affordable rental projects. Two (2) projects have been funded in Davie using these bonds: Stirling Road Apartments (Phases I and II), and Summerlake Apartments, which received a \$5.6 Million allocation in March 2000 to build 108 units.

The Federal Low-Income Housing Tax Credit (LIHTC): is part of the 1986 Tax Reform Act and allows corporations to finance housing developments to receive a dollar for dollar reduction in income tax liability in exchange for the developer's acquisition and substantial rehabilitation or new construction of low-income rental housing. Lenders are secure in providing bridge, construction and permanent financing since the tax credits are available and designed to pay down the loans. Stirling Road Apartments located in the Southern Target Area, is subsidized using these funds.

The State Apartment Incentive Loan (SAIL) Program: Funds to provide construction/permanent financing for rental projects, with 15-year, non-amortizing loans at a 9% interest rate, with a 3 percent base. Projects are reviewed annually to determine if the cash flow is sufficient to pay the rate. The interest payments may be deferred ; and, at the end of the 15 year term, the principal balance and any deferred interest become due. A waiver may be granted for the deferred interest portion. The developer of the project, who is the direct recipient of the funds, must sign a land use restriction agreement to keep the units affordable.

Other:

Davie Community Redevelopment Agency (CRA): The Davie CRA is building four (4) additional single-family homes in the Eastside Neighborhood of Davie (Potters Park Area). The land is provided at no charge to eligible home buyers, and conventional mortgages are supplemented by a SHIP grant @ \$42,000 to lower the cost of the home to approximately \$70,000. The Housing and Community Development Office and the CRA work closely to ensure that the goals and objectives of the CRA Plan and the Consolidated Plan are met in the most cost effective manner, without a duplication of efforts.

Broward County Housing Authority (BCHA): The BCHA owns and operates two (2) public housing projects in Davie (100 units of family rental housing, and 100 units of elderly and disabled housing). They also manage 232 units of privately owned rental housing (funded under the Section 8 Moderate Rehabilitation Program). The BCHA also administers 84 Section 8 Rental Certificates in the Town. In FY 2002 the BCHA and the Town of Davie jointly funded the installation of central air-conditioning in Ehlinger Apartments.

Comprehensive Grant Program (CGP): The Broward County Housing Authority (BCHA) participates in the CGP Program, which addresses the needs of public housing facilities. As indicated above, the BCHA is working closely with the Town on improvements to the Ehlinger Apartments, a family rental housing project.

HUD Housing Programs: Private housing developers can take advantage of programs such as the Section 202 Program for the elderly or the Section 811 Program for persons with special needs.

Habitat for Humanity, Inc.: The Town works closely with Habitat for Humanity of Broward Inc., in developing single-family homes for lower-income families. At this time, a 4+- acre parcel in the Southern Target Area a/k/a Driftwood is being platted to develop 22 new single-family homes. This site is immediately adjacent to the 10 homes constructed by Habitat in 1996-98. Five (5) homes were also constructed in the "Potters Park" area of Davie; and, the Davie CRA has set aside an additional four (4) lots for new homes. Davie's SHIP funds are used to cover predevelopment costs, and construct the necessary infrastructure.

Salvation Army: The Salvation Army, located at 1445 West Broward Boulevard in Ft. Lauderdale, is one of the primary service providers for homeless individuals and families in the Broward County area. The Salvation Army provides emergency and transitional housing for men, women, and families.

Social Service Agencies: There are several not-for-profit social service providers in Davie, many of whom serve special needs populations. The Town will continue to support these agencies, so that information/referrals can be made expeditiously. The primary social service agencies in Davie are:

- Hope Outreach Center, 4700 SW 64th Avenue (Davie Road Ext.), provides information/referral, emergency services, food pantry, advocacy, a children's enrichment program at Silver Oaks Elementary School, and shopping assistance and limited transportation for elderly residents. This agency is located in the same building as the Town's Housing and Community Development Office, thus providing "one-stop-shopping" for Davie's lower-income families in need of assistance.
- Emergency Assistance Service Effort (EASE), located near Town Hall on Orange Drive, provides information and referrals, emergency assistance, food, and clothing.
- Hope Crisis Pregnancy Center, 2215 So. University Drive in the Promenade West, (581-6991) provides crisis counseling, lifestyle and post-abortion counseling, pregnancy tests, baby clothing and baby food/formula, social service referrals.

Private Institutions: The Town has established close working relationships with several lenders, realtors, developers, and landlords, and will continue to cultivate these professional relationships, and expand opportunities for other public-private partnerships to work with the Town on these initiatives.

Section 12- FY 2003/04 CDBG Action Plan

The Town hopes to equitably distribute the CDBG funds throughout the three (3) Target Areas over the Five-year period covered by the Consolidated Plan; however, existing conditions are reevaluated each year so that funding recommendations reflect current needs.

Proposed Funding for FY 2003/04

#2003-1 Single-Family Rehabilitation Program \$60,000 - Provision of financial assistance (loans and/or grants) on a Town-wide basis, to eligible low/moderate-income homeowners to make needed home repairs, and replace existing substandard and leaking roofs. (Housing)

#2003-2 Paint Up/Fix Up Program \$15,000 – Provision of paint and painting materials for income eligible homeowners and renters to paint the exterior of their homes, and visually improve the aesthetics of the CDBG Target Areas. (Housing)

#2003-3 Emergency Assistance/Homeless Prevention Program \$40,800 - Provision of emergency financial assistance on a Town-wide basis to eligible lower-income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food, shelter, transportation, etc., on a case-by-case basis. These funds may be provided contractually through a not-for-profit sub-recipient agency (Hope Outreach, Inc.), or under the direction of the Town's Housing & Community Development Director. (Public Service)

#2003-4 Orange Park After-School Program for At Risk Youth \$50,000: Structured after-school and evening programs targeted for at-risk youth and teenagers living in the Orange Park CDBG Target Area. (Public Service)

#2003-5 Special Program for Target Area Children \$15,000: To provide fee waivers and/or scholarship opportunities to the children of low-income target area residents to allow them to participate in recreational, educational or vocational opportunities. (Public Service)

#2003-6 Boys & Girls Club Community Center Facility \$40,000 - The Town of Davie and the Boys and Girls Club will build an 8,600 sq. ft. facility in Driftwood Park, to replace the existing facility in "Ehlinger Apartments" Housing Project. The Town's goal is to relocate the Club into a more neutral and accessible area to entice the participation of all children in Driftwood. This is a continuation of a previously funded project. (Capital Improvements/Appurtenances)

#2003-7 CDBG Target Area Improvement Program \$400,000 - Capital, street, and park improvements in the CDBG Target Areas, as follows: "Western" Target Area a/k/a "Orange Park" north of 10th Manor, south of State Road 84, between 130th and 136 Avenues; "Southern" Target Area a/k/a "Driftwood" situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension; and, the "Eastern" Target Area a/k/a Potter Park, bounded on the north by SW 29th Street (near Nova Drive), on the south by Orange Drive, to the west by Davie Road, and to the East by the Florida Turnpike. Improvements may include but are not limited to: improvements to existing community centers, facilities or parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage. (Capital Improvements and Street Improvements)

#2003-7 Fair Housing, Citizen Participation & Support Services \$155,200 - To plan, administer, and monitor the CDBG funds and activities; undertake comprehensive planning activities; apply for other related grants; expand Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide a wide range of housing opportunities for Davie residents; participate in homeless assistance initiatives; prepare Environment Review Records/Assessments, etc. (Planning/Administration, Fair Housing, Citizen Participation & Support Services).

All of the activities identified above will principally benefit low/moderate income residents of the Town of Davie, and no displacement or relocation of Davie residents or businesses is anticipated.

Section 13 - Matching FY 2003/04 Goals & Objectives to Identified Needs

The Towns CDBG funds are an excellent tool to address many of the needs identified in the Consolidated Plan; however, these funds are insufficient to address all of the needs in the three (3) Target Areas. Although the Town's CDBG funds successfully leverage other resources, large-scale projects/activities (e.g. new and/or expanded capital improvements and facilities), will need to be funded over several years as "multi-year" activities for CDBG funding.

The following Consolidated Plan goals and objectives will be met during FY 2003/04.

Goal: to rehabilitate, construct and/or expand public facilities and infrastructures e.g. the renovation of existing public (community) facilities and street improvements such as: improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc.

Objective #1: to undertake capital improvements and street improvements in the CDBG Target Areas, as follows: "Western" Target Area a/k/a "Orange Park"; the "Southern" Target Area a/k/a "Driftwood"; and, the "Eastern" Target Area a/k/a "Potters Park". Improvements may include but are not limited to: upgrading and/or expanding existing community centers, facilities & parks; new/refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage.

Objective #2: to complete the new Boys & Girls Club (multi-purpose community center) at Driftwood Park on 77th Avenue and 33rd Street, in the Southern Target Area a/k/a Driftwood, and expand the level of services to Davie's at-risk youth and teens.

Goal: to increase park/recreation opportunities and expand programs for at-risk youth e.g. construction of new recreation facilities, renovation of existing parks (i.e. improved lighting, landscaping, equipment, etc.), provide social services, or acquire land for new facilities.

Objective #1: to complete the new multi-purpose community center at Driftwood Park on 77th Avenue and 33rd Street, in the Southern Target Area a/k/a Driftwood, to house the Boys & Girls Club of Broward.

Goal: to provide social services (e.g. health care, mental health care, housing, food, and transportation, recreation, etc.) to lower-income Davie residents.

Objective #1: implement the Orange Park After-School Program for At-Risk Youth, a structured after-school and evening program targeted for at-risk youth & teenagers living in the Orange Park Target Area.

Objective #2: Implement a new program for children residing in the three (3) CDBG Target Areas, to provide fee waivers and/or scholarship opportunities to the children of low-income target area residents to allow them to participate in recreational, educational, or vocational opportunities.

Objective #3: to provide emergency financial assistance to lower-income Davie residents, to prevent homelessness and/or address emergency situations (e.g. the need for food or shelter), on a case-by case basis. The Town has developed a partnership with the Hope Outreach Center, a not-for-profit agency, to provide these essential services.

Goal: to upgrade the existing housing stock through single and multi-family housing rehabilitation, and expand affordable rental housing and home-ownership opportunities for Davie residents.

Objective #1: continue funding the SHIP Home Repair Program and the CDBG Single-Family Housing Rehabilitation Program, which enables Davie residents to repair their homes/replace leaking roofs.

Objective #2: to finalize the development of the Harmony Village Initiative on the Davie Road Extension in the Southern (Driftwood) Target Area, into 22 affordable single-family homes for new first-time homebuyers. Phase I which encompasses 12 homes will be completed in September 2003; and, the next 10 homes will commence construction in March 2004.

Objective #3: expand the allocation of SHIP Funds for the Town-wide First-Time Homebuyer (Purchase Assistance) Program that enables Davie renters to become homeowners.

Objective #4: to develop a Request for Proposals (RFP) using HOME Funds and SHIP funds paired with the Town's Affordable Housing Incentives e.g., fee waivers, to attract a developer to construct 100 new rental units affordable to individuals who earn 60%< of the area median.

Objective #5: to implement a "Paint Up/Fix Up Program" i.e., provide paint and painting materials for income eligible homeowners and renters to paint the exterior of their homes, and visually improve the aesthetics of the CDBG Target Areas.

Objective #6: continue to work with both the Broward County Housing Authority (BCHA) and the Hollywood Housing Authority, to ensure that sufficient Section 8 Certificates and Vouchers are available to meet the needs of Davie residents.

Objective #7: continue to promote the CRA's development of new single-family, affordable homes in the Eastside neighborhood of Davie, and complete the four (4) homes funded in FY 2002/03 for Potter Park.

Objective #8: the Housing and Community Development Director will continue to be the "liaison" for developers of affordable housing, expediting their permits through the Town's building process.

Goal: to undertake an educational campaign working with lenders, realtors, housing developers and others, on the Fair Housing Act in order to ensure that Davie residents have the widest range of housing choices.

Objective #1: utilize HOPE, Inc. to update the Town's Analysis of Impediments to Fair Housing Choices by the end of 2003.

Objective #2: continue the Fair Housing Education and Outreach Campaign, and look for additional opportunities to expand these programs. Develop a fair housing poster and/or essay contest for local area schools to educate the children on EEO and fair housing issues.

Objective #3: continue to celebrate National Fair Housing Month each April with appropriate Proclamations and/or Resolutions, PSA's, news articles, and paid advertisements in the Sun Sentinel and other local minority newspapers.

Objective #4: continue the contractual relationship with HOPE, Inc., to facilitate up to four (4) Fair Housing Training Sessions per year, for realtors, lenders, home-owners associations, etc. in Davie.

Goal: to promote the county-wide strategies and efforts aimed at addressing homelessness, and participate in activities that prevent homelessness.

Objective #1: expand the Emergency Assistance/Homeless Prevention Program; and, enhance the partnership with the Hope Outreach Center, to increase the number of families served.

Objective #2: continue to work closely with the Broward County Homeless Initiative Partnership in developing the annual county-wide application for "Continuum of Care Homeless Assistance" under the HUD SuperNOFA.

Goal: improve the Town's capacity to plan/administer the CDBG funds, undertake comprehensive planning activities, and apply for other HUD programs or related grants which the Town could receive.

Objective #1: continue to administer and monitor the CDBG, HOME and related Programs, oversee the revitalization of three (3) targeted areas, continue the Safe Neighborhood Program, Chair the Neighborhood Revitalization Committee, provide Fair Housing Education and Outreach services, provide homeless assistance, provide housing counseling and related services, etc.

Section 14 - Geographic Distribution of FY 2003/04 CDBG Funds

As indicated previously, the Town will attempt to equitably distribute CDBG funds throughout the three (3) low/moderate income areas over the five-year period covered by the Consolidated Plan; however, conditions are reevaluated on an annual basis, so that funding recommendations can reflect the current needs of the areas.

Eastern/Potter Park Target Area:

- to provide capital, street, and park improvements including, but not limited to: community centers/facilities/parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage.

- Provide emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Continue to provide single-family housing rehabilitation loan/grant programs.
- Implement a new paint-up/fix-up program to aesthetically improve the Target Area.
- Implement a new social service program designed to provide scholarships or fee waivers for low-income target area children to participate in special events, educational, and recreational opportunities.
- Continue to provide Fair Housing Education and Outreach Services.
- Continue to provide regional homeless assistance, and homeless prevention.

Southern/ Driftwood Target Area:

- Finalize the construction of an 8,600 sq. ft. community facility to serve as the headquarters for the Davie Unit of the Boys & Girls Club of Broward; and, increase the number of children served from 300 to 1,000.
- Provide capital, street, and park improvements including, but not limited to: community centers/facilities/parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage.
- Provide emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Continue to provide single-family housing rehabilitation loan/grant programs.
- Implement a new paint-up/fix-up program to aesthetically improve the Target Area.
- Implement a new social service program designed to provide scholarships or fee waivers for low-income target area children to participate in special events, educational, and recreational opportunities.
- Continue to provide Fair Housing Education and Outreach Services.
- Continue to provide regional homeless assistance, and homeless prevention.

Western Target Area (Orange Park):

- Expand the Orange Park Program for At-Risk youth by developing after-school and evening programs to keep the youth and teenagers off-the-streets.
- Provide capital, street, and park improvements including, but not limited to: community centers/facilities/parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage.
- Provide emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Continue to provide single-family housing rehabilitation loan/grant programs.
- Implement a new paint-up/fix-up program to aesthetically improve the Target Area.
- Implement a new social service program designed to provide scholarships or fee waivers for low-income target area children to participate in special events, educational, and recreational opportunities.
- Continue to provide Fair Housing Education and Outreach Services.
- Continue to provide regional homeless assistance, and homeless prevention.

Section 15 - Affordable Housing Incentives:

The Davie Town Council adopted an Affordable Housing Incentive Strategy in 1998¹⁰ which details actions the Town will take to further fair and affordable housing. The highlights of this Incentive Strategy include:

- Definition of Affordable Housing: Monthly rent or mortgage payments (including taxes and insurance), which do not exceed 30% of the households annual gross income¹¹.
- Expedited Permits for Affordable Housing Projects: The Town adopted a “one-stop-permitting process” in February 1998; and, the Housing and CD Director was assigned to guide affordable housing developers through this process, so that they are “expedited to a greater degree than other projects in Davie”.
- Waiver/Modification of Impact Fees: The Development Services Director is authorized to waive Park/Recreation Impact Fees by Section 326 (d) of the Town Code, for affordable housing initiatives. Building Permit fees are waived for private not-for-profit developers of affordable housing that serves families who earn up to 80% of Broward County’s median income, as follows: 100% on the first \$200,000 of construction/rehab costs, and 50% waiver on the next \$200,000-400,000.¹²
- Administrative waivers and variances: The Affordable Housing Advisory Committee recommended that Code Section 12-308 (b) (1) of the Town Code, i.e. “Administrative waivers or variances” be amended to permit a waiver of up to 25% of that which is permitted by Code, for affordable housing initiatives only. The Committee also supported the spatial deconcentration of affordable housing units, and recommended their integration into existing neighborhoods in a cohesive manner.
- Consideration of policies and procedures that have a significant impact on the cost of housing: The Development Services Director identifies Agenda items which may impact housing, and directs them to the Housing and Community Development Director who evaluates them for consistency with the Town’s Consolidated Plan, determines the impact on housing, identifies potential impediments, and identifies proposals which could increase the cost of developing affordable housing.
- List of publicly-owned land suitable for affordable housing: A list of property suitable for affordable housing, is retained by the Housing and Community Development Office, (periodically updated), so that current and future uses are identified, as well as deed-related or other restrictions on the land.

Since the original Incentive Plan was developed in 1998, the housing market in Davie has changed significantly, and housing costs and land values have continued to increase, making it difficult for many working families/individuals to rent or own a home.

Therefore, in June 2003, the Town amended the Plan to clarify and expand the level of incentives available to qualified developers of affordable housing, both for-profit and not-for-profit, to develop urgently needed affordable housing for Davie residents. The revised Plan also clarifies the relationship between the SHIP Program and the Town’s Consolidated Plan for Federal Funds 2002-2007, and more clearly defines the role of the Housing and Community Development Department in the development review process in Davie.

The Town previously waived building permit fees for private not-for-profit developers of affordable housing that serves individuals or families who earn up to 80% of the median income for the Broward County area. However, given the high cost associated with the development of new affordable housing initiatives (particularly rental projects), and the lack of available affordable housing units to serve it’s current population, additional incentives are needed. The following Building Permit Fee Waivers will now apply:

| Income Levels To Be Served | Period of Affordability | Non-Profit | For-Profit |
|-----------------------------------|--------------------------------|-------------------|-------------------|
| 30-50% of median | 15 years | 100% | 100% |
| 51-80% of median | 15 years | 100% | 75% |
| 81-120% of median | 15 years | 100% | 50% |

¹⁰ Incentive Strategy amended on May 22, 1998 by Resolution 98-175, to address revisions requested by the State.

¹¹ A household can devote more than 30% of its income for mortgage payments if the institutional first mortgage lender is satisfied that the household can afford such. For rental housing, rents do not exceed those limits adjusted for bedroom size published annually by the Florida Housing Finance Corporation.”

¹² This would apply to each permit pulled by a not-for-profit developer.

The revised Plan also clarifies the use of “Affordable Housing Density Bonuses” for the development of affordable housing. Article 8 of the Administrative Rules Document - Broward County Land Use Plan provides for a three-tiered bonus density allocation for available flexibility and/or reserve units and/or affordable housing units (AFU’s) as follows:

| Income level | % of Median | Max # D/U |
|---------------------|--------------------|------------------|
| Very Low Income | 50%< | 150% |
| Low-Income | 80% < | 100% |
| Moderate Income | 120% < | 10% |

Synopsis of Affordable Housing Incentives Provided:

Since adoption of the Affordable Housing Incentive Strategy in 1998, the Housing and Community Development Office has diligently worked to provide financial incentives for developers of affordable housing, to encourage the provision of quality, affordable housing for Davie’s lower-income residents. The Town has waived over \$515,000 in fees and other incentives from 1998-2002, as follows:

- \$123,000 in Park/Recreation Impact fees (\$492 per unit) for Stirling Road Apts, 7300-7350 Stirling Road, and \$53,136 for Park/Recreation fees Summerlake Apts on 61st Avenue.
- \$100,000 in SHIP Funds for pre-development costs of Summerlake Apartments, 108 unit Rental Housing Development, on 61st Avenue, in the Eastern Target Area (August 1999).
- \$39,500 in rebated permit fees for Stirling Road Apartments (Phase II) and Summerlake Apartments @ \$19,750 for each project.
- \$5,904 waived in Park and Recreation Impact fees, and \$15,444 waived in Building Permit fees for the first twelve (12) homes in Harmony Village – Phase I.
- \$90,000 in pre-development costs and permit fees for 9 newly constructed 2-story single-family Homes on SW 43rd Street in the CRA (Eastern Target) Area.
- \$41,800 in pre-development and permit fees for 14 single-family homes built by Habitat for Humanity (4 in Potters Park on 55-57th Avenue, and 10 in Harmony Village on NW 32 Place).
- \$27,300 in permits fees waived for the rehabilitation of 52 single-family homes @ \$525 each.

The following summarizes the Town’s progress in providing affordable rental and homeownership housing opportunities since the H & CD Office was established:

- Stirling Road Apartments, 250 units - completed in June of 2000. Financed with Federal Low-Income Housing Tax Credits (LIHTC); Tax-Exempt Bonds; SHIP Funds. The Town waived impact fees (\$123,000) and provided \$19,750 in permit fees.
- Summerlake Apartments, 108 units - opened in early 2001. The Town used \$100,000 of it’s SHIP funds to leverage \$350,000 in Broward County SHIP Funds for pre-development assistance; assisted the developer in obtaining 5.6 M\$ in Tax-Exempt Bonds; and, the Town waived impact fees (\$126,000+) and provided \$19,750 in permit fee waivers.
- In February 2001, the Davie Town Council unanimously adopted the “Harmony Village Community Redevelopment/Revitalization Plan”, which includes the development of 22 single-family homes on a 4.2 acre site on Davie Road in the Driftwood Target area. Habitat for Humanity is developing this project adjacent to their original Harmony Village site.
- In April 1998, the Davie Town Council designated the Housing and Community Development Director to serve as the “liaison” for developers of affordable housing, to ensure that their projects would be expedited to a greater degree than other projects in Davie.

- In 1999, the Housing Element of the Town's Evaluation and Assessment Report (EAR) was amended to expand the goals and objectives related to the provision of affordable rental and homeownership housing.
- The Town entered into a contractual agreement with Broward County to assist the Town in implementing its CDBG-funded housing rehab program. This Program provides financial assistance to lower-income residents to repair their homes and replace sub-standard/leaking roofs.
- The SHIP Program in Davie encompasses the following programs:
 - Single-Family Home Repair/Housing Rehabilitation Program
 - Barrier-Free rehabilitation/Removal of Impediments
 - Town-Wide Purchase Assistance (First-Time Homebuyer) Program, and
 - New Construction of Affordable Rental Housing
 - Single-Family New Construction
 - Community Redevelopment Authority's Single-Family New Construction Program
- Sixty-three (63) homes have been renovated under the Town's SHIP-funded Single-Family Repair Program, and three are currently under construction.
- The Town (using CDBG funds) and the Broward County Housing Authority (using CGP funds) recently completed improvements to Ehlinger Apartments (Public Housing) in the Driftwood Target Area, as part of the Revitalization Plan for that neighborhood. Central air-conditioning was installed by October 2002.
- Davie's CRA developed eight (8) two-story homes in the Eastside Target Area along SW 43rd Street, west of SW 55th Avenue. The CRA provided the land at no charge, and the homebuyers received SHIP grants of up to \$10,000, depending on their income. In 2002, the CRA selected a developer to construct four (4) additional houses; and, Davie's SHIP Grant funds will be used to finance the cost of the homes, resulting in a \$42,000 subsidy per home.

Section 16 - Other Actions

The incidence of lead-based paint in Davie is assumed to be extremely low, since the majority of the Town's housing stock was developed after 1980 when lead-based paint was no longer in use. The Town will continue to evaluate lead-based paint hazards by periodically contacting the Broward County Public Health Department to determine whether any residents have been reported with high levels, and where such units are located. The Town will consider funding lead testing through the Town's CDBG and SHIP housing rehabilitation programs. All pre-1978 units considered for rehabilitation under the CDBG Program, will be tested for lead-based paint, and abatement undertaken accordingly.

The Town of Davie will take the following actions to overcome gaps in its delivery of community revitalization, affordable housing, and related support services:

- Continue to identify opportunities to expand the supply of decent, safe and sanitary affordable housing in Davie for all income levels.
- Continue working with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- Continue to expand the Safe Neighborhood Program, and the Town's partnership with Memorial Healthcare Systems, to improve the quality of life for the affected residents and foster self-sufficiency and economic independence.
- Continue the efforts of the Town's Neighborhood Revitalization Task Force to identify needs existing within the CDBG Target Areas, and develop solutions to address them.
- Continue the Community Oriented Policing (COP's) Program, with specific emphasis on the three (3) CDBG Target Areas.
- Expand the Town's new fixed-route transportation system operating in the Southern and Eastern CD Target Areas (initiated in 2000), to include the Western (Orange Park) Target Area.

- Continue to fund the single-family housing rehabilitation program which helps low-income families to make minor home repairs, and replace existing substandard and leaking roofs.
- Continue to participate in regional planning activities through Broward County to address the problems of homelessness; and, continue to expand the Town's Emergency Assistance (Homeless Prevention) Program.
- Continue to work with local and Broward-based service providers to identify resources available to serve special needs populations.
- The Davie CRA will continue to promote the development of affordable single-family homes in the Eastside neighborhood which is within the designated CDBG Target Area.
- Continue to promote economic development initiatives that result in job training, job creation or job retention, especially for low/moderate income Target Area residents.
- Continue to undertake an educational campaign on fair housing, to ensure that Davie residents have the widest range of housing choices.

All of the Town's CDBG funded projects/activities are designed to benefit low/moderate income individuals who earn 80%< of the area's median income; therefore, the Town's Consolidated Plan for Federal Funds and the FY 2003/04 Action Plan, principally benefit persons of low and moderate income as required by Statute.

Section 17 - Consistency with the Consolidated Plan

Applications for housing assistance filed under the following federal programs require the issuance of a "Certificate of Consistency" with the Town's adopted Consolidated Plan for Federal Funds 1997-2002:

- HOME Investment Partnerships Program
- Community Development Block Grant (CDBG)
- Emergency Shelter Grant (ESGP)
- HOPE I (Public Housing), HOPE II (Multi-Family) & HOPE III (Single-Family)
- Title VI Preservation
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons With Disabilities
- Supportive Housing - Single Room Occupancy SRO
- HOPE for Youth
- Shelter Plus Care

Organizations seeking a Certificate of Consistency with the Town's Consolidated Plan, are required to submit a written request to the Town's Housing and Community Development Office, with a copy of the proposed application. Requests must be submitted 20 days in advance of the required due date established by HUD (or any other applicable agency), giving the Town's Administrative staff sufficient time to perform the Consistency Review. The request should outline the relationship of the proposed housing project to the Town's Consolidated Plan, and should identify reasons that the project should be found consistent. The Town Administrator will make the determination of Consistency with the Town's approved Consolidated Plan. Appeals to this decision may subsequently be made to the Town Council.

Section 18 - Glossary of Terms - Definitions

Affordable Housing: Affordable housing is generally defined as housing where the occupants pay no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Community Development Target Area: Geographic area where the majority of the residents are low/moderate income persons. In Davie, this means those areas that qualified under the "Quartile Data Analysis" at 36.8%, and the Potter Park Area qualified under a separate survey approved by HUD.

Consistent with the Plan: A determination made by the Town that a program application meets the following criterion: 1) The Action Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; 2) The location of activities is consistent with the geographic areas specified in the plan; and 3) The activities benefit a category of residents for which the jurisdiction's 5-year strategy shows a priority.

Cost-burdened > 30%: A household which pays in excess of 30% of their adjusted gross income for housing costs i.e. rent plus utilities, or mortgage (PITI).

Disabled Household: A household composed of one or more persons at least 18 years of age, who has a disability e.g. a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration; (2) substantially impedes his or her ability to live independently; and; (3) is of such a nature that the ability could be improved by more suitable housing conditions. The term also includes the surviving member(s) of the household who were living in an assisted unit with the disabled member of the household at the time of his or her death.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Family: One or more persons living in the same household who are related by birth, marriage or adoption.

First Time Home Buyer: An individual or family who has not owned a home during the 3-year period preceding the HUD-assisted purchase of a home that must be used as their principal residence. Displaced homemakers or single parents may not be excluded as first time homebuyers on the basis that they owned a home with their spouse or resided in a home owned by the spouse.

HOME: The HOME Investment Partnership Program, authorized by the National Affordable Housing Act.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children, living in situations described by terms "sheltered" or "unsheltered".

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost-burdened greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room separate room (SRO housing) that is intended as separate living quarters.

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

LIHTC: (Federal) Low-Income Housing Tax Credit.

Low-income: Households whose incomes do not exceed 50 percent of the median income for the area, as determined by HUD.

Minority Household: For the purposes of the Consolidated Plan, the Town defines an area of minority concentration as a Census Block Group with racial/ethnic minority households (Black, Hispanic, and Asian) that form 20% or more of the total number of households in the Census Block Group.

Moderate-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD.

Non-Homeless Person with Special Needs: Includes elderly/frail elderly persons, persons with AIDS, disabled families, and families participating in programs to achieve economic self-sufficiency.

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household, or Elderly Household.

Overcrowded: A housing unit containing more than one person per room (excluding kitchens and bath).

Owner: A household that owns the housing unit it occupies. (U.S. Census definition.)

Physical Defects: A housing unit lacking complete kitchen or bathroom. (U.S. Census definition.)

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right upon moving from the project.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including units rented for cash, and those occupied without cash payment of rent. (U.S. Census definition.)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Service Needs: Services identified for special needs populations, which may include: transportation, personal care, housekeeping, counseling, meals, case management, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severely Cost-burdened >50%: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Sheltered: Families/persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher paid for a homeless person; but, excluding doubled up, overcrowded or substandard conventional housing.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Sub-standard Condition: Housing not meeting the Florida Building Code, containing deficiencies such as holes in roof, faulty or non-existent plumbing, etc.

Substandard Condition Not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. (See also "Substandard Condition.")

Substandard Condition-but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work. (See also "Substandard Condition.")

Substantial Amendment: The Town shall amend its Consolidated Plan whenever it makes one of the following determinations: a) to make a change in its priorities; b) to change the method of distributing funds; c) to carry out an activity not previously described in the Plan (i.e. add a new activity); d) to delete an activity that was previously described in the Plan; e) to change the purpose, scope, location or number and types of persons benefiting from an activity; and f) to increase or decrease the budget of any individual project or activity by 50%.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, which have a supportive environment and includes a planned service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Examples are: case management, medical/psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance: Rental assistance which allows the tenant to move from a dwelling unit with a right to continued assistance i.e., provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units.

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Housing Unit: A year-round housing unit that is available or intended for occupancy at any time during the year.

Very Low-Income: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.)

Year Round Housing Units: Occupied and vacant housing units intended for year round use. (U.S. Census definition.) Housing units for seasonal or migratory use are excluded.

Exhibit 1

Grantee Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

2. Establishing an ongoing drug-free awareness program to inform employees about:

- (a) The dangers of drug abuse in the workplace;
- (b) The grantee's policy of maintaining a drug-free workplace;
- (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:

- (a) Abide by the terms of the statement; and
- (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

5. Notifying the agency in writing, within ten calendar days after receiving notice under sub-paragraph 4 (b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.

2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2001/02 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: The certification with regard to the drug-free workplace is required by 24 CFR Part 24, Subpart F.

Place of Performance (Street address, city, county, state, zip code)

Check if there are workplaces on file that are not identified here.

7. Definitions of terms in the Non procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).