

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 2005/06

COUNCIL DISTRICT: Townwide

TITLE OF AGENDA ITEM: A Resolution adopting the CDBG Action Plan for FY 2005/06 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; authorizing reformatting of the Action Plan if requested by HUD; 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 new funding to be available each October 1st.

The citizen participation process used to develop the Action Plan included public meetings on April 12th, 21st, and 27th; and, an Administrative Public Hearing was held on May 25th. A summary of the Plan was published in the Sun Sentinel on June 21st; a 30-day public comment period was held which commenced on June 20, 2005; the Town Council Public Hearing Notice was advertised on July 17, 2005; 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, 2005, or the Town will not receive the CDBG funds.

PREVIOUS ACTIONS: Reso. 2002-168 on 7/10/02 Consolidated Plan for 2002-2007.

CONCURRENCES: The Town must submit an annual Action Plan to HUD which contains the CDBG budget for that year, by August 16th, for funds to become available each October 1st.

FISCAL IMPACT: The Town will receive \$723,305 in FY 2005/06. It should be noted that, based on Congressional funding allocations, and the emergence of new entitlement cities nation-wide, Davie will experience a 9.5% reduction in CDBG funds.

RECOMMENDATION(S): Adopt the Resolution.

Attachment(s): Resolution, Executive Summary, and Action Plan for FY 2005/06.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN FOR FY 2005/06 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 REFORMATTING OF THE ACTION PLAN IF REQUESTED BY HUD; 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 \$723,305 in Community Development Block Grant (CDBG) funds contingent upon submission of the Action Plan for FY 2005/06; and

WHEREAS, the FY 2005/06 Action Plan was prepared pursuant to the Town's adopted Citizen Participation Plan and pre-development public meetings were held on April 12th, 21st, and 27th, and An Administrative Pre-Development Public Hearing was held on May 25th; and

WHEREAS, a summary of the Plan was published in the Sun Sentinel on June 21st; a 30-day public comment period was held; a Public Hearing Notice for the Town Council Meeting of July 20th was advertised on July 17, 2005; 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, 2005, or the Town will not receive the CDBG funds

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 2005/06 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 formatting of the Action Plan if requested by HUD.

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 2005/06 to HUD before August 16, 2005.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2005

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2005

FY 2005/06 CDBG Action Plan Executive Summary

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 2005/06, which identifies the Town’s housing and community development needs and outlines funding strategies to address such.

The Town anticipates receiving \$723,305 in FY 2005/06. 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 2005/06 - \$723,305

#2004-1 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)

#2004-2 Paint-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)

#2004-3 Emergency Assistance/Homeless Prevention Program \$40,600 - 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 Department. (Public Service)

#2004-4 Orange Park After-School Programs for At Risk Youth \$62,696- Structured after-school and evening programs targeted for at-risk youth and teens living in the Orange Park CDBG Target Area. (Public Service)

#2004-5 Scholarship Program for Target Area Children \$5,200 – Provision of fee waivers/scholarship opportunities to the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities e.g. Summer Camp. (Public Service)

#2004-6 CDBG Target Area Improvement Program \$395,148 - 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 136th 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)

#2004-7 Fair Housing, Citizen Participation & Support Services \$144,661 - 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 Environmental 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.

Town of Davie

Community Development Block Grant

Action Plan For FY 2005/06

***For Information Contact:
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Town of Davie
(954) 797-1173***

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 6/22/61 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 1st of 2000. This represents a steady growth since the 1990 Census, when Davie's population was 47,143 persons. Davie is geographically the largest municipality in Broward County, encompassing 40+ square miles.

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 \$30,605. Davie is fairly homogeneous i.e. 87.1% of the residents are white, 4.6% Black, 2.8% Asian, and 5.5% other. Nineteen percent (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 an 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.

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
- 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 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 on July 10, 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 for 2002-2007 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/administer CDBG funds, undertake comprehensive planning activities, and apply for other HUD Community Planning and Development 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. This Department successfully uses the Federal Funds form HUD, to leverage other funds, both public and private, to expand and enhance the level of services to Davie's lower-income and minority residents.

Section 3 - 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 2005 Income Levels

Household Size	Low Income (50% of Median)	Moderate Income (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

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	60 %
7.01 9	378	61 %
7.03 2	1,412	37 %
7.05 2	1,728	54 %
7.06 1	1,243	39 %
8.03 9	188	79 %

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 2002¹, as follows:

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%

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%

Eastern Target Area, is bounded to the north by Nova Drive,² 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%

¹ The Consolidated Plan for 2002-2007 was prepared before the Census 2000 was published.

² The Palma Nova/ Silver Oaks Mobile Home Park is included in the CDBG Target Area.

Section 4 - Areas of Minority Concentration:

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.

The Town of Davie has developed new public facilities, initiated extensive programs and activities, and installed new infrastructure in the Potter Park Community, which is the only African American enclave in Davie. The Eastern CDBG Target Area, and the Davie Community Redevelopment Area, encompasses this enclave, thereby allowing the residents to benefit from a multitude of services.

Section 5 - Community Involvement, Citizen Participation, Neighborhood Surveys, & Needs Assessments

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 2005/06 Action Plan, the Town encouraged the participation of all of its residents, especially from those in designated CDBG Target Areas where the funds are proposed to be expended.

The Housing and Community Development Staff held pre-development meetings/hearings in each of the three (3) CDBG Target Areas, so that those residents could more readily attend and participate in the development of a plan which was specifically suited to the needs of each individual Target Area. These meetings were well attended. In addition, a Pre-Development Hearing was also held at a centralized location, so that other low-income residents, who may not reside in a CDBG Target Area, could also have an opportunity to attend a meeting and provide their input.

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 2005/06 Action Plan:

Pre-Development Public Hearings were held on April 12th, 21st, and 27th; and, May 25th, 2005.

A draft of the FY 2005/06 Action Plan was made available for a 30-day public comment on June 20th through July 19, 2005 at the Housing and Community Development Office, located at 4700 SW 64th Avenue – Suite D. This facility is located on a major transit route, and the Town’s free, shuttle-bus, fixed-route transit system, making it assessable (free of charge) to all interested residents.

A summary of the Action Plan was published in the Sun-Sentinel on June 19, 2005, describing its contents, purpose, activities to be undertaken, and the proposed use of the CDBG funds.

A summary of the FY 2005/06 Action Plan was provided to Broward County and to the adjacent municipalities of Fort Lauderdale, Dania Beach, Sunrise, Plantation, Cooper City, Weston, Pembroke Pines, Miramar, and Hollywood, as well as the Broward County Housing Authority, Broward County Community Development Division 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 20, 2005 in the Town Council Chambers, 6591 Orange Drive, Davie.

Surveys and Analysis of Community Needs

In 2003/04 the Housing and Community Development Department undertook “Needs Assessment Surveys” of the residents living in Davie’s three (3) CDBG Target Areas, to determine the services and programs needed to enhance their quality of life.

Survey Area	Response
Driftwood	253 surveys completed
Orange Park	219 surveys completed
Potter Park	205 surveys completed
Palma Nova	159 surveys completed
Total Surveys	836

The survey results were tabulated; and, the top five (5) needs identified within each CDBG Target Area, follows:

Driftwood

- Education: adult & computer training, better schools, tutorial program, and library access
- Community activities: after-school program, parks, and expanded Boys & Girls Club activities
- Affordable child care – both sick and well
- Transportation
- Healthcare (affordable)

Orange Park

- Teen Programs (At-Risk Youth)
- Neighborhood clean-up/beautification
- Affordable childcare
- Reduced crime
- Housing Assistance Grants

Eastside/Potter Park

- Neighborhood clean-up/beautification
- Reduced crime
- Community Activities for both adults and children
- Affordable child care
- Improved housing conditions and affordability

Eastside/Palma Nova

- Improved housing conditions
- Neighborhood clean-up/beautification
- Reduced crime
- Community activities
- Improved economy

In addition to the individual Target Area surveys outlined above, the Housing and Community Development Department assisted the United Way of Broward County, in conducting a “Household Issues Survey” in July/August of 2003. The purpose of that survey was to gather information concerning items that need the most improvement in the overall community. The survey was undertaken between July 17, 2003 and August 18, 2003.

The survey gathered information concerning different socio-economic factors that affect all of Davie’s lower-income and/or minority households. Eighty (80) surveys were completed by Davie residents, primarily those living in the Town’s CDBG Target Areas (Orange Park, Eastside/Potter Park, and Driftwood). The survey results follow:

Household Factors	Major Issue	Somewhat an Issue	Not an Issue	Not Sure
Having enough money for food	18	25	33	0
Having enough money to pay for housing	27	23	27	0
Being able to find work	24	21	34	1
Being able to read well enough to get along	3	3	71	0
Experiencing alcohol or drug abuse problem	3	13	57	2
Experiencing crime	9	32	39	1

Physical and/or mental health problems	6	22	50	0
Transportation problems	13	24	39	0
Childcare problems	19	22	37	0
Having enough money for recreation activities	25	28	22	0

Household's Primary Racial/Ethnic Group

Caucasian	25	31%
African-American	22	28%
Hispanic	26	33%
Caribbean	1	1%
Asian	1	1%
American Indian	1	1%
Other	4	5%

Total Household Income

Under \$10,000	21	27%
\$10,000-\$19,000	31	40%
\$20,000-\$29,999	15	19%
\$30,000-\$49,000	5	6%
\$50,000 or more	6	8%

On April 21, 2004, a written survey was conducted to obtain feedback from the Driftwood Target Area residents on the type of social services to be provided at the new Family Success Center (FSC) Offices located on the 2nd Floor of the Rick & Rita Case Boys & Girls Club located at 7525 NW 33rd Street. This new multi-purpose facility opened in April 2004. It is a traditional Boys & Girls Club facility on the first floor, with social service offices located on the second floor. The residents were asked to prioritize the services needed; and, fifteen (15) residents responded with the following results (in rank order):

- Emergency financial assistance
- Family counseling
- Financial management/credit repair
- Food assistance
- Healthcare services
- Legal aid
- Alcohol/drug rehabilitation services
- Time/stress management
- Mental health counseling
- Homestead exemption
- Language skills/ESOL
- Income Tax preparation

Rental Housing Survey 2003/04

During the summer of 2003, the Department of Housing and Community Development mailed out "Rental Housing Survey" forms to sixty-two (62) apartment owners, as listed in the Town's Occupational License printout provided by the Development Services Department. Of the 62 survey forms mailed, 24 completed forms were returned within a relatively short time-frame. The remaining 38 owners/agents that failed to respond were contacted via telephone by a member of the Housing and Community Development Department. Survey Forms were provided once again, to these owners and/or agents by fax or mail; and, over the next several weeks additional surveys were returned. In a final attempt to obtain as many responses as possible, field visits were made to gather information from those apartment developments who failed to respond to all other attempts i.e., mail, fax, and/or telephone calls.

A total of 36 surveys were received and analyzed, which provides the Department with a 58% sample of the total number of rental housing projects in Davie. For statistical purposes, a sampling in excess of 15% is considered sufficient to provide a clear picture of the housing costs.

The survey revealed that Davie's average median rent during late 2003 and early 2004 was \$881, as follows:

Unit Size	Davie Survey	HUD 50% FMR	Gap
Efficiency	\$ 600	\$ 526	(\$ 74)
1-Bedroom	\$ 628	\$ 564	(\$ 64)
2-Bedroom	\$ 776	\$ 677	(\$ 99)
3-Bedroom	\$1,105	\$ 782	(\$323)
4-Bedroom	\$1,295	\$ 872	(\$373)

A new rental survey is currently underway; and, it is expected to be complete in October 2005. The housing market in South Florida has sky-rocketed, and the prices for all types of housing significantly increased in 2004 and 2005. It is hoped that this new survey will assist the Housing and Community Development Office in identifying apartments which may still be viewed as affordable for Davie's workforce.

Mobile Home Park Survey Updated in 2005

During the summer of 2003, the Department of Housing and Community Development also mailed-out "Mobile Home Survey" forms to twenty-four (24) Mobile Home Parks, as listed in the Town's Occupational License printout provided by the Development Services Department. A total of 14 surveys were received and analyzed, which provides the Department with a 58% sample of the total number of mobile home parks in Davie. For statistical purposes, a sampling in excess of 15% is considered to provide a clear picture of the housing costs.

The survey revealed that the lot rents in Davie averaged \$375-\$387 during late 2003 and early 2004, yielding a median lot rent of \$381. Purchase prices for mobile homes (both new and used) ranged from as low as \$2,000 to as high as \$112,000. The median purchase price for a mobile home (irrespective of size or width) was \$33,082.

In May/June of 2005, the Housing and Community Development Department updated this Mobile Home Survey in order to ascertain the increased housing costs in Davie, as well as obtain vital information needed for emergency evacuations precipitated by Hurricane Warnings or other catastrophic events.

A letter and survey form was mailed to twenty-four (24) mobile home parks. Those owners/agents that failed to respond to the survey received a second written request for information; and, following that, the balance of the mobile home parks were contacted via telephone, by a member of the Housing and Community Development Department.

A total of seventeen (17) surveys were received and analyzed, which provides the Department with a 71% sample of the total number of mobile home parks in Davie. For statistical purposes, a sampling in excess of 15% is considered to provide a clear picture of the housing costs.

The survey revealed that the lot rents in Davie averaged \$400 in June 2005, yielding a median lot rent of \$405. Purchase prices for mobile homes (both new and used) ranged from \$18,563 to \$66,393. The median purchase price for a mobile home (irrespective of size or width) was \$42,478. This represents a 28% increase mobile home purchase prices in just one year.

Town of Davie Mobile Home Park Survey 2005

Mobile Home Park	# of Units	Monthly Lot Rentals	Purchase Price
Dell Trailer Park 4633 SW 73 rd Ave. Davie, FL 33314 (954) 587-8655	14	\$240-\$250	No Info Avail
Driftwood Acres Mobile 4800 Griffin Road Davie, FL 33314 (954) 584-0694	53	\$225	\$25,000 to \$53,000
East Pine Ridge 4800 S. Pine Island Road	78	\$405	\$4,000 to \$58,000

Davie, FL 33328 (954) 434-2432			
Everglades Lakes 2900 SW 52 nd Ave. Davie, FL 33314 (954) 584-6215	639	\$423-\$458	\$ 8,000 to \$25,000
Hometown Cheron Village 13222 SW 9 th Court Davie, FL 33325 (954) 474-3110	202	\$620	\$20,000 to \$30,000
Kings Manor Estates 12500 State Rd. 84 Davie, FL 3325 (954) 472-5624	297	\$534-\$539	\$20,000 to \$60,000
Moonlight Ranch 4651 Griffin Road Davie, FL 33314 (954) 581-1834	54	\$300-\$315	\$10,000 to \$20,000
Orange Blossom 6651 SW 45 th Street ³ Davie, FL 33314 (954) 581-0110	99	\$413	\$ 6,000
Palm Haven Mobile Homes 4791 SW 82 nd Avenue Davie, FL 33328 (954) 434-2432	79	\$405	\$ 4,000 to \$58,000
Palma Nova 3020 SW 61 st Ave. Davie, FL 33314 (954) 583-1352	944	\$405-420	\$ 2,000 to \$30,000
Paradise Village 12850 State Rd. 84 Davie, FL 33325 (954) 472-2900	452	\$551 & Up	\$60,000 to \$85,000
Park City 8640 SW 20 th Street Davie, FL 33324 (954) 473-6800	1201	\$51-74 ¹	\$ 53,000 to \$186,000
Park City West 10550 State Road 84 Davie, FL 33324 (954) 472-5331	357	\$460	\$ 25,000 to \$170,000
Ponderosa 4701 SW 73 rd Ave. Davie, FL 33314 (954) 817-0770 Joy Julian	8 <u>19</u> 27	\$550-\$600 Tenants \$300-Owner Occupied	No Sales Information Available

Rexmere Village 11300 Rexmere Blvd. Davie, FL 33325 (954) 472-1220	753	\$506-540	\$20,000 to \$85,900
Stirling Mobile Home Park 5401 Stirling Road Davie, FL 33314 (954) 465-1402	65	\$455	No Information Available
Sunshine Village 13453 SW 5 th Street Davie, FL 33325 (954) 472-7353	356	\$505-516	\$15,000 to \$85,000
Swaying Palms 4851 Griffin Road Davie, FL 33314 (954) 581-1834	77	\$431-441	\$10,000 to \$25,000
Twin Lakes Travel Park 3055 Burris Road Davie, FL 33314 (954) 587-0101	290	\$350	Sales Prices Not Available
Average Costs	6,029	\$400-\$404	\$ 18,563 to \$66,393

¹ These Mobile Home Owners own their lot; therefore, they pay maintenance fees for common areas

² Effective January 1, 2005

Section 6 – Neighborhood Revitalization Program (formerly Safe Neighborhood Program)

In 2003, the Housing and Community Development Department created a grass-roots self-sufficiency program known as the “Safe Neighborhood Program”, which was a joint-venture partnership with Memorial Healthcare Systems (MHS). The financial contributions of MHS were matched by the Town’s General Funds; and, two (2) Neighborhood Program Coordinators were hired i.e. one Coordinator who handled the Eastern (Potter Park/Palma Nova) Target Area; and, the other Neighborhood Coordinator who handled the Driftwood and Orange Park Target Areas.

The goal was to raise awareness of community problems which contribute to crime and related activities, and provide self-sufficiency programs and opportunities which help people transition from welfare to independent economic status, while simultaneously improving the physical aesthetics of the neighborhoods.

This program was a huge success, and Target Area residents actively participated in the program. When the joint-venture partnership grant between the Town and the Memorial Healthcare Services concluded in September 30, 2004, the Town funded an program, using General Funds, called the “Neighborhood Revitalization Program”.

The program was restructured and renamed the “Neighborhood Revitalization Program”, and was designed so that all three (3) CDBG Target Areas could be unilaterally addressed, under the direction of a “Neighborhood Revitalization Program Coordinator”. Two (2) part-time Neighborhood Resource Specialist positions were added to the Department in FY 2004/05, to work with the Program Coordinator. These positions have not yet been filled, although, the hiring process is underway.

The new program utilizes a “holistic” approach, is premised on the fact that no single action can “turn a neighborhood around”; rather, the combination of improved housing conditions, adequate infrastructure, crime prevention, education/vocational training, economic development initiatives (job development/placement), subsidized child care, health care, etc., must be brought together to create a significant and positive impact on the community. The program is designed to empower the residents to build a process which results in neighborhood revitalization, crime reduction, improved health care, job creation, and enhanced community services (e.g., social services such as affordable child care).

When the Safe Neighborhood Program was in effect, a comprehensive “Needs Assessment” was undertaken; and, the specific needs of each Target Area were then evaluated. Programs and activities are formulated into a Revitalization/Redevelopment Plan tailored to meet the individual needs of each targeted area.

Target Area residents are given the opportunity to play an active role of in “holistic” approach of neighborhood revitalization during monthly community meetings. The community meetings are held at a central location in the Target Area and attended by the Elected Officials, Davie Police Department, Housing and Community Development staff, and other public officials.

In an effort to promote community involvement, the Housing and Community Development Department created a Neighborhood Revitalization Team which is comprised of the Target Area residents, Town employees, and other interested parties. The purpose of the team is to facilitate unity and pride within the Target Areas through community activities (assisting seniors, neighborhood clean-ups, special events, etc.).

During FY 2003/04, the two (2) Safe Neighborhood Coordinators made 2,145 referrals for Davie residents, to other social service agencies in Broward County, as follows:

AGENCY	Driftwood	Orange Park	Eastside	TOTALS
All-Star Dental Inc.	40	0	48	88
7th Avenue Clinic	0	1	0	1
Broward Coalition for Homeless	1	0	0	1
Broward Community College	1	0	28	29
Broward County Headstart Program	25	0	10	35
Broward County Consumer Affairs	0	1	0	1
Broward County Family Success Center	4	3	13	20
Broward County Housing & Finance	2	1	0	3
Broward County Housing Authority	1	1	3	5
Broward Community & Health Center	0	0	49	49
Broward County Human Rights Division	0	0	1	1
Broward Outreach	0	0	5	5
Child Support Enforcement	0	0	4	4
Davie Boys and Girls Club	0	0	19	19
De George Boys and Girls Club	0	25	0	25
Department of Children & Families	0	0	17	17
Dominion International	0	0	2	2
EASE Foundation	44	41	75	160
Eastside Outreach Ballet Program	0	0	32	32
Financial Aid	3	1	0	4
Florida Atlantic University	0	0	1	1
Florida Kid-Care	0	1	0	1
Habitat for Humanity of Broward	30	0	1	31
Henderson Mental Health Center	0	0	11	11
Hollywood Housing Authority	1	0	0	1
Hope Outreach Center Inc.	49	68	276	393
Hope Outreach A/C Program	0	0	50	50
Hope Pregnancy Center	0	0	1	1
Legal Aid	0	1	33	34
McFatter Technical Center	45	32	60	137
Memorial Healthcare Systems Employment	5	3	0	8

Memorial Healthcare Drug Assistance	0	0	2	2
Memorial Primary Care Center	1	3	37	41
Hispanic Unity	0	0	80	80
Nova Southeastern University	1	0	3	4
Saint Bernadette's Church	0	0	1	1
Saint Vince De Paul	0	0	22	22
Sheridan Vocational Technical Center	0	0	6	6
Social Security Administration	0	0	2	2
Shoes for the Soul	20	20	127	167
Town of Davie Emergency Assistance	1	2	0	3
Town of Davie Employment	4	0	0	4
Town of Davie Housing Grants (H&CD)	8	1	5	14
Town of Davie Summer Camp	0	2	134	136
Town of Davie Paint-Up Program	0	0	56	56
Urban League of Broward County	1	0	0	1
Workforce One	1	52	205	258
W.I.C Clinic	0	0	4	4
Police Athletic League Summer Camp	0	0	175	175

Total: **2,145**

As previously indicated, this has been a year of transition, as the part-time Neighborhood Resource positions have not yet (as of June 2005) been filled. Thus, one individual has been attempting to maintain the level of services until such time as the Department could be fully staffed. Given the constraints on existing personnel time, we believe that the program has maintained a high level of integrity and public service. Once the new Resource Specialists are hired, new surveys of the Target Area residents will be undertaken, to identify current needs and area conditions. The Coordinator can then modify the program to address the specific needs of each target area, in order to increase service delivery.

Some of the items undertaken since October 2004 include:

- regular community meetings in each CDBG Target Area
- service to the disabled and/or frail elderly e.g. the mini-make-over of the home of a 89 year old Veteran
- “Back to School” program for Target Area children wherein free back-packs and school supplies were provided
- Hurricane Evacuation of Davie’s 31 Mobile Home Parks during the Hurricane Season
- A Fair Housing Poster Contest for children ages 8- 12, designed to education young people on housing discrimination and fair housing laws
- Identification of resources for neighborhood improvements programs
- A paint-up program designed to visually improve the aesthetics of the CDBG Target Areas
- Information and Referrals to over 200 Davie residents
- Assistance with emergency financial or housing crises e.g. pending evictions or foreclosures

Section 7 - The Housing Conundrum in Davie:

The inflated real estate market in South Florida (indeed all of Florida) has given rise to an “affordable housing crisis”; and, all municipalities are struggling to find workforce housing for their local job markets. According a Miami Herald story published July 6, 2005, the current median price for a home in Broward County is \$367,000 and in Dade-County it is \$355,000. This is hardly affordable to the average working family.

According to the Miami Herald story, “As home prices soar, South Florida finds it is harder to attract – and hang onto – talent at all salary levels.....A growing number of recruiters and workers striving to buy homes say that housing prices are too high for South Florida’s labor force.....illustrating what could become the regions biggest headache in years to come”. “While South Florida has always been a challenging place for lower-income people

to put a roof over their heads, job recruiting firms are now having a very difficult time enticing clients into the area due to the high cost of housing.

Additionally, real estate speculators and developers are starting to buy-up rental properties and convert them into Condominiums, this causing the displacement of many residents who cannot afford to purchase their units. Also, developers are starting to “eye” mobile home communities, as opportunities for redevelopment; and, if these residents are involuntarily displaced, there is little or no comparable affordable housing for them to relocate into.

These problems must be tackled at a regional level, with all counties and municipalities working together. The Town of Davie’s Housing and Community Development Director actively participates in all county-wide Affordable Housing Task Forces and housing groups, to help design new programs and policies to address the current housing crisis in South Florida. The Town is working hard to stimulate the development of new affordable housing units (both for-sale and rental), especially within CDBG Target Areas, where the majority of the Town’s lower-income residents live.

Another challenge facing the Town 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 homes⁵, which represents 24% of the total housing units. 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. Unfortunately, the Government does not recognize them as “permanent” homes. 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% or more of their gross income for rent/utilities).

“Out of Reach 2003: America’s Housing Wage Climbs”

According to the National Low-Income Housing Coalition:

- A minimum wage earner in Florida (\$5.15 hour/\$10,712 annually) can only afford a monthly rent of \$268
- A SSI recipient (receiving \$552 monthly/\$6,624 annually) can only afford a monthly rent of \$166, yet the FMR for a one-bedroom unit is \$605
- An extremely low-income household (earning \$15,217) can only afford a monthly rent of \$380, yet the FMR for a 2-bedroom unit is \$742
- In Florida, a worker earning the Minimum Wage (\$5.15 per hour) must work 111 hours per week in order to afford a 2-bedroom unit at the FMR
- The Housing Wage in Florida is \$14.26 i.e. the amount a full-time worker (40 hours per week) must earn to afford a two-bedroom unit at the FMR. This is 277% of the minimum wage

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 this affordable housing project.

Summerlake Apartments on SW 61st Avenue in the Eastside/Potter Park Target Area opened in January 2001 with 108 two and three-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

⁵ 7,370 mobile homes x the average household size of 2.64 = 19,456. If the average “family” size of 3.13 were used, it would equal 23,068 individuals living in mobile homes.

Broward County, and rebated \$19,750 in permit fees.

On February 9, 2001 the Davie Town Council adopted the “Harmony Village Community Plan”, which entailed the development of a 4.5 acre parcel in the Southern/Driftwood Target area into 22 single-family homes for first-time home buyers, a new Boys and Girls Club, and a Family Success Center (FSC) for one-stop-shopping for social and public services. The housing component was developed in two phases, with the first 12 homes built in FY 2003/04 and the remaining 10 homes constructed in FY 2004/05. All 22 homes are now occupied by low-income first-time homebuyers. The Florida Community Development Association (FCDA,) a state-wide organization of housing, community development, and neighborhood revitalization professionals, awarded its 2005 Achievement Award to Davie’s “Harmony Village Community Initiative” as a “best-practice”.

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 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.

In FY 2004/05, the Housing and Community Development Office also undertook a Fair Housing Poster Contest for children 8-12 years old, in order to educate them on housing discrimination and the fair housing laws. This initiative was a huge success; and, Candace Tapscott HUD’s FHEO Director, and Bill Thompson from HOPE, Inc., presented the awards to the children at the Davie Town Council Meeting of April 20, 2005.

Housing Projects Completed or Underway in FY 2004/05

Program	Units	Unit Cost	Funding	Source
Single-Family Rehab Program	3 Homes	\$15,000	\$ 45,000	CDBG
Home Repair Program	18 Homes	\$15,000	\$270,000	SHIP
Harmony Village - New Const.	10 Homes	\$29,166	\$350,000	SHIP
Harmony Village Purchase Assistance	12 Homes	\$12,000	\$144,000	SHIP
Purchase Assistance Program	9 Homes	\$ 8,000	\$ 72,000	SHIP
CRA New Construction	4 Homes	\$42,000	\$168,000	SHIP/CRA

Housing Projects Proposed For FY 2005/06

Program	Units	Unit Cost	Funding	Source
New Construction - Townhomes	20 Homes	\$43,000	\$865,000	HOME/SHIP
Single-Family Rehab Program	4 Homes	\$15,000	\$ 60,000	CDBG
Home Repair Program	5 Homes	\$24,000	\$125,000	SHIP
Purchase Assistance Program	6 Homes	\$25,000	\$140,000	SHIP
Barrier-Free Program (Rehab)	2 Homes	\$30,000	\$ 60,000	SHIP
Homeless Prevention	68 Homes	\$ 600	\$ 40,800	CDBG
Counseling/Credit Enhancement	40 Homes	\$ 500	\$ 20,000	SHIP
Fair Housing Educ./Training	60 Homes	\$ 50	\$ 3,000	CDBG
CRA New Construction	3 Homes	\$42,000	\$126,000	SHIP/CRA

Section 8 - 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 Apartments, 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.

The primary “quality of life” complaint from the tenants in Ehlinger Apartments, was the lack of air-conditioning; therefore, Davie provided \$225,000 in CDBG funds were used to match the Housing Authority’s CGP 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 SW 33rd Street, which leads into the Ehlinger complex.

In FY 2004/05 the BCHA and the Town are working on refurbishing and painting both Ehlinger and Griffin Garden Apartments. Also, new security screening/surveillance devices will be installed at Griffin Gardens. The Town of Davie is waiving all Building Permit and related fees, for any work done under the auspices of the BCHA.

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 Department 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):

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. A certified minority-owned and operated firm (Lobban Construction) was selected for this Project; and, the work was completed in October 2002. Also, as indicated above, the BCHA and the Town are currently working on refurbishing and painting both Ehlinger and Griffin Garden Apartments; and, new security screening/surveillance devices will be installed at Griffin Gardens.

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 9 - 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 Program, in conjunction with the Broward County Homeless Partnership, 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:

- The Town of Davie entered into a CDBG Sub-Recipient Agreement in FY 2004/05, with the Hope Outreach Center Inc., a not-for-profit organization serving Davie's lower-income families @ \$40,800, to provide an "Emergency Assistance Program" to prevent homelessness by providing emergency financial assistance for housing, food, transportation, and utility payments (electric, water, sewer, gas). During 2004, clients were assisted with rental payments to avoid eviction, mortgage payments to forestall foreclosure actions, and utility payments and/or other emergency items such as medical payments or prescription medications.
- In January 2004, the Town of Davie, in conjunction with the Broward County Office of Family Success Centers opened a new Family Success Center (FSC) in Potter Park in eastern Davie. This concept of bringing social services directly into the neighborhood is in keeping with the Town's holistic approach to neighborhood revitalization and redevelopment. The Town used \$31000 in CDBG funds to retrofit the FSC building; and, Broward County is provides a full-time a Social Worker and a Family Therapist to assist Davie residents with a myriad of social services and financial assistance. The Town of Davie, in conjunction with Memorial Healthcare Systems (MHS), previously located a Safe Neighborhood Coordinator at that facility, providing self-sufficiency programs and coordinating community participation. Regrettably, the matching grant program with MHS ended September 30, 2004.
- Approximately 450 referrals were been made in FY 2004/05 to local service providers for special needs or at-risk individuals by the Housing and Community Development Neighborhood Revitalization Program Coordinator.
- 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.

Section 10 - 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 Town expanded its Fair Housing Education and Outreach Programs in 2004/05, and renewed its contract with Housing Opportunities Project For Excellence, (HOPE) Inc., a Florida not-for-profit corporation engaged in fair housing education, outreach, counseling, and enforcement programs designed to prevent and eliminate discriminatory housing practices. In FY 2004/05 HOPE Inc., conducted six (6) fair housing workshops for community groups and housing providers in Davie, participated in one (1) community/housing fairs, and processed complaints from Davie residents through their “Helpline”.

Additionally, the Town asked HOPE, Inc. to update its Analysis of Impediments to Fair Housing Choices. This document serves as a tool to gauge discriminatory housing practices and policies in both the public and private sector. The Town’s goal is to ensure the widest range of housing opportunities for all of its residents. The final draft is currently under review and is expected to be complete in December 2005. The HOPE Hotline (free telephone assistance) continues to serve as the screening arm of the agency’s Private Enforcement Housing Discrimination Initiative.

In April 2005, the Department hosted its first annual “Fair Housing Poster Contest” for children attending the various community centers located in the three (3) CDBG Target Areas. Children ages 8-12 were given the opportunity to submit posters on one of three (3) Fair Housing themes: 1) A Rainbow Neighborhood, 2) Neighborhood of the future, and 3) I can Live Where I want. The winner from each Center received a \$50 Gift Certificate, and then went on to compete in the Town-wide competition. The grand-prize winner received an additional \$100 Gift Certificate to a store of their choice, the second place winner received a \$75 gift certificate, and the third place winner received a \$50 gift certificate. Every child that participated received a “ribbon” and a Certificate of Participation i.e. Honorable Mention.

On April 20, 2005, the grand prize winners were acknowledged at the Davie Town Council Meeting, and presented with a plaque and their gift certificates. Candice Tapscott of HUD’s FHEO Office and Bill Thompson of HOPE, Inc. made the presentation to the children. This Council Meeting was broadcast via Cable-TV to all Davie residents. The Town’s Newsletter, the Davie Update for the quarter ending July 2005, featured a photo of the contest winners, with the HUD and HOPE officials.

Officials from both HUD and HOPE, Inc. received Proclamations declaring April 2005 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 2005, and literature was sent to schools, churches, realtors, etc. advising them of Fair Housing Month, and providing posters for their Bulletin Boards.

The Department’s listing of local lending institutions and realtors was updated in 2004/05 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.

On March 22, 2004, the Housing and Community Development Director conducted the first ever “Town Council Workshop” on the issue of Affordable Housing. The purpose of this workshop was to inform the Elected Officials about the need for affordable housing, to outline the impact on the local economy and tax base, to suggest housing programs and funding opportunities, and to heighten the awareness of the Fair Housing Laws.

Meetings were held with the Broward County 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 11- 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 June 2004:

FACILITY	ADDRESS	ZIP	TELEPHONE
Barc Housing, Inc.	2750 S.W. 75th Avenue B	33314	(954) 746-9400
Davies Country Living	5540 S.W. 64th Avenue	33314	(954) 792-8878
Day Star, Inc.	3800 S.W. 124th venue	33330	(954) 473-0167
God's VIP Senior Haven, Ltd.	4681 S.W. 66th Avenue	33314	(954) 581-9111
Joans Group Home	7740 N.W. 40th Street	33314	(954) 435-2407
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	(954) 797-8681
United Cerebral Palsy Home-4	6601 S.W. 41st Street	33314	(954) 584-5710
United Cerebral Palsy Broward	4251 S.W. 61st Avenue	33314	(954) 792-3746
Victoria Villa	5151 S.W. 61st Avenue	33314	(954) 791-8881
Lucanus Developmental Center	13854 S Garden Cove Cir	33325	(954) 981-4019
L & J Retirement Home	5540 S.W. 64 Ave	33314	(954) 792-8878

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.

Note: No communication from the City of Ft. Lauderdale regarding the HOPWA funds has been received since 2002/03; therefore, the Town is not in a position to report on the allocation or expenditure of these funds.

Davie recommends that the Department of HUD advise the City of Ft. Lauderdale to involve all municipalities represented by the HOPWA funding, so that they can provide input on the funding process, and be aware of what services are being provided.

Section 12 - 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 Program: The Housing and Community Development Department administers a Neighborhood Revitalization Program (formerly known as the Safe Neighborhood Program), which is a grass-roots self-sufficiency program designed to empower the residents to build a process that results in neighborhood revitalization, crime reduction, improved health care, job creation, and enhanced community services (e.g., social services such as affordable child care).

The programs "holistic" approach is premised on the fact that no single action can "turn a neighborhood around"; rather, the combination of improved housing conditions, adequate infrastructure, crime prevention, education/vocational training, economic development initiatives (job development/placement), subsidized child care, health care, etc., must be brought together to create a significant and positive impact on the community.

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 Rick and Rita Case Boys & Girls Club facility opened in the "Harmony Village Community", a Field Office for the Police Officer was included. The Police Chief assigned a School Resource Officer (SRO) to work at the facility during the summer; and, other Officers use the Office on a routine basis, so there is a presence in the office.

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. 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.

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. Davie chose to combine its first and second year HOME allocation with SHIP funds, so that a Request for Proposals could be published for the new construction of affordable townhomes in the Driftwood Target Area. At this time, the RFP responses are under review, and an award (or awards) is expected in August or September 2005. Given the level of funds available, it is anticipated that 20 new units can be subsidized @ \$43,000 to bring the units down to both the 80% and 120% of median income level.

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 previously indicated, the Town of Davie has not received information from the City of Ft. Lauderdale regarding the HOPWA funds; therefore, we are not in a position to report on the allocation or expenditure of these funds. Davie recommends that the Department of HUD advise the City to communicate and involve all municipalities represented by the HOPWA funding; so that they can provide input on the funding process, and be aware of what services are being provided.

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. Both Davie's Housing and Community Development Director and the H & CD Programs Specialist actively participated in the 2005 funding and evaluation process.

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 Single-Family Housing (Townhomes)
- 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 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) single-family homes in the Eastside Neighborhood of Davie (Potter Park Area). The land was provided at no charge to eligible home buyers (donated by the CRA), and conventional mortgages are being supplemented with a SHIP subsidy @ \$42,000 per unit along with a CRA grant of \$16,000 per unit, to lower the cost of each home. Closings took place on June 9th and June 10th, and construction is expected to commence in August 2005, with completion in 120 days (estimated to be January 2006). 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. The two agencies continue to work closely as improvements are made to both Ehlinger Apartments, and Griffin Gardens.

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 "Harmony Village Community Initiative" in the Driftwood Target Area south of Stirling Road, contains both residential and non-residential components. The center-piece of the Plan was the construction of twenty-two (22) new single-family homes with Habitat for Humanity of Broward, for income-eligible first-time home buyers, who contributed 400 hours of sweat equity working on their homes. The homes are financed by local lenders with interest-free loans payable over twenty (20) years. The Town donated the land for the project, and provided \$725,000 in SHIP grant funds for predevelopment of the site e.g. the water/sewer, roads, and sidewalks, and \$80,000 to construct a perimeter wall/picket fence.

The first twelve (12) homes were completed in September 2003, with Town employees and the Miami Dolphins joining other volunteers to construct the homes. The remaining ten (10) homes, commenced in March 2004 with "Collegiate Challenge", a spring break alternative that brings students from across America to build Habitat homes. The FBI was among the list of prestigious volunteers who worked on the Phase II build, which was completed in September 2004. The Florida Community Development Association (FCDA) awarded the Harmony Village Initiative its 2005 Achievement Award for "best practices" in the State of Florida.

Family Success Center: The Town of Davie continues to partner with the Broward Department of Human Services on the provision of services in the Town, via the Family Success Center located in Potter Park in the Eastern Target Area and the new Boys and Girls Club located in the Driftwood Target Area. The Town provides the facilities at no charge, and Broward County donates the services of both a Social Worker and Family Therapist.

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, This agency, located at 4700 SW 64th Avenue (Davie Road), serves as the Town's not-for-profit partner in the provision of homeless prevention services. Additionally, they provide information/referrals, 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, 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, and social service referrals.

Private Institutions: The Town 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 13 - FY 2005/06 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 2005/06 - \$723,305

#2004-1 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)

#2004-2 Paint-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)

#2004-3 Emergency Assistance/Homeless Prevention Program \$40,600 - 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 Department. (Public Service)

#2004-4 Orange Park After-School Programs for At Risk Youth \$62,696- Structured after-school and evening programs targeted for at-risk youth and teens living in the Orange Park CDBG Target Area. (Public Service)

#2004-5 Scholarship Program for Target Area Children \$5,200 – Provision of fee waivers/scholarship opportunities to the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities e.g. Summer Camp. (Public Service)

#2004-6 CDBG Target Area Improvement Program \$395,148 - 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 136th 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)

#2004-7 Fair Housing, Citizen Participation & Support Services \$144,661 - 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 Environmental 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.

Section 14- Matching FY 2005/06 Goals & Objectives to Identified Needs

The Town's 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 2005/06:

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". 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.

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: to expand 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: to continue to implement a program for children residing in the three (3) CDBG Target Areas i.e., to provide fee waivers/scholarship opportunities to the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities e.g. Summer Camp.

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

Objective #3: Award Request for Proposals (RFP) using HOME Funds and SHIP funds paired with the Town's Affordable Housing Incentives e.g., fee waivers, to construct new townhouses in the Driftwood Target Area, which are affordable to individuals who earn 80-120 %< of the area median.

Objective #4: to continue the "Paint-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 #5: 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 #6: 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 in the Potter Park neighborhood; and, provide \$42,000 in purchase assistance through the Town's SHIP Program for each homeowner.

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 2005/06.

Objective #2: continue the Fair Housing Education and Outreach Campaign, and look for additional opportunities to expand these programs. Continue the fair housing poster, and add an 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: to 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 15 - Geographic Distribution of FY 2005/06 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 Target Area:

- 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.
- Continue to provide a paint-up program to aesthetically improve the Target Area.
- Continue to provide a 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 Target Area (Driftwood):

- 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.
- Continue to provide a paint-up program to aesthetically improve the Target Area.
- Continue to provide a 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, and landscaping. Remove environmental hazards related to drainage.
- Continue to 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.
- Continue to provide a paint-up program to aesthetically improve the Target Area.
- Continue to provide a 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 16 - Affordable Housing Incentives:

The Davie Town Council adopted an Affordable Housing Incentive Strategy in 1998 (Resolution 98-175), which detailed actions the Town will take to further fair and affordable housing. The highlights of this Incentive Strategy included:

- Definition of Affordable Housing: Monthly rent or mortgage payments (including taxes and insurance), which do not exceed 30% of the households annual gross income. A household can devote more than 30% of income, if the institutional first mortgage lender is satisfied that the household can afford such. For rental housing, rents that do not exceed those limits adjusted for bedroom size, published annually by the Florida Housing Finance Corporation.
- 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.
- 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 Incentive 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 waives 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%

The newly revised Incentive 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%

As previously indicated, the Town will award HOME/SHIP funds paired with the Town's Affordable Housing Incentives e.g., fee waivers, to construct new townhouses in the Driftwood Target Area, which are affordable to individuals who earn 80-120 %< of the area median. An RFP was published, and two proposals are currently (as of July 2005) under review. It is expected that up to twenty (20) units can be subsidized to make the new townhomes affordable at both the 80% and 120% of median income level. Construction should commence in FY 2005/06.

Town Council Workshop on Affordable Housing:

On March 22, 2004, the Housing and Community Development Director conducted the first ever "Town Council Workshop" on the issue of Affordable Housing. The purpose of this workshop was to inform the Elected Officials about the need for affordable housing, to outline the impact on the local economy and tax base, to suggest housing programs and funding opportunities, and to heighten the awareness of the Fair Housing Laws.

During the slide presentation, other Affordable Housing Incentives were outlined, which include:

- Inclusionary Zoning Ordinances
- Affordable Housing Trust Funds
- Increased Density for Affordable Housing
- Affordable Housing Flex Units (AFU's)
- Rezoning Commercial or Industrial Sites for Residential Use
- Larger Subsidies for Development
- Transfer of Development Rights

Some pertinent points covered in the presentation included the following items which illustrate the need for affordable housing:

- 45% of Davie Renter Households pay more than 30% of income for rent + utilities
- 29% of Davie Owner Households pay more than 30% of income for mortgage (PITI)
- The Median Gross Rent found in Davie's Survey in 2003/04 is \$881; and, the Median Lot Rent for Mobile Homes was \$381, leaving a gap of \$500.
- Workers paying 50%> of their income for housing and/or living in substandard housing, is growing rapidly
- Workforce housing ensures that the teachers who educate our children, the nurses who take care of us when we are sick, the Police officers & firefighters who risk their lives to keep our families safe - can afford to live in the communities that they serve.

An overview of the actions taken by the Town in FY 2004/05 follow:

- Purchase Assistance Provided to 37 Residents
- Subsidies @ \$42,000 were provided to four (4) residents under the CRA's new construction program in Potter Park – Eastern Davie
- 22 Habitat for Humanity Homes completed in the Driftwood Target
- 5 Homes Repaired (new roofs, plumbing, electric etc.)
- 4 homes modified to remove physical barriers to disabled residents
- 48 foreclosures prevented
- 88 evictions halted, and
- 54 other grants (food, medication, utilities, etc.)
- Housing Counseling services were provided to 325+ residents annually
- Assistance to the Arrowhead Fire Victims via the CDBG Rehabilitation Program and Foreclosure Prevention
- Emergency Evacuation of Davie's 31 mobile home parks during the FY 2004 Hurricane Season

Housing Costs Continue To Climb in Davie:

In an attempt to demonstrate the urgency of addressing the affordable housing crisis, the following information was high-lighted:

- The average purchase price in 2003 for a new home in Davie was \$500,400
- Rents are escalating - \$881 Median Average Rent in 2003/04
- 45% of Davie Renter Households pay more than 30% of income for rent + utilities

- 29% of Davie Owner Households pay more than 30% of income for mortgage (PITI)
- Fewer Parcels remain that are suitable for development as Affordable Housing
- Land and Housing Costs Are Escalating rapidly
- The middle-income in Broward are being forced-out / priced- out of the housing market
- Rental Cost-Burdening Is Increasing
- New Construction in Davie is almost exclusively “luxury” housing
- Davie’s aging Mobile Home Stock leaves residents vulnerable
- Workforce Housing is Needed to Support Davie’s Economy

Synopsis of Affordable Housing Incentives Provided:

Since adoption of the Affordable Housing Incentive Strategy in 1998, the Housing and Community Development Department 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 \$2,489,236 in fees and other incentives, as follows:

- \$316,426 - New Rental Housing Subsidies & Waivers
- \$108,900 - Davie CRA Homes - Predevelopment
- \$787,010 - Habitat for Humanity Single-Family Homes
- \$930,000 - Home Repair/Barrier-Free Grants
- \$ 36,150 - Home Repair Barrier-Free Fee Waivers
- \$225,000 - Public Housing Improvements
- \$ 13,750 - Public Housing Fee Waivers
- \$ 72,000 - Purchase Assistance Program
- \$168,000 – CRA New Construction Single-Family
- \$865,000 – SHIP/HOME Subsidies for New Construction - Townhomes

Section 17 - Other Actions

The incidence of lead-based paint in Davie is assumed to be extremely low, since the majority of the Towns 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, and address the work-force housing needs.
- Continue to partner with Memorial Healthcare Systems (MHS) on the emergency evacuation of mobile homes during a Hurricane Warning. MHS is providing six (6) teams of volunteers to work with the Housing and Community Development Office on this process, so that the safety of Davie residents living in mobile homes is a priority.
- 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 Neighborhood Revitalization Program, and hire two (2) Neighborhood Resource Specialists (part-time) to work in the three (3) CDBG Target Areas. Undertake new surveys of needs and priorities in each area, and modify programs to address the stated needs of each Area.
- Continue 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 Program and 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.
- Monitor the recently expanded fixed-route transportation system in Davie, which was previously limited to the Southern and Eastern CD Target Areas (initiated in 2000), but expanded in January 2004, 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 2005/06 Action Plan, principally benefit persons of low and moderate income as required by Statute.

Section 18 - 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 Towns 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 Department, 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 19 - 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.

Grantee 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.

Town of Davie, 6591 Orange Drive, Davie, FL 33314

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).

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