

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

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

PREPARED BY: Shirley Taylor-Prakelt, Housing & Community Director

SUBJECT: Resolution Adopting the CDBG Action Plan for FY 2008/09

AFFECTED DISTRICT: Town-wide

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: ACTION PLAN - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE FY 2008/09 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN 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; 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 HUD under the Community Development Block Grant (CDBG) Program. The Consolidated Plan for Federal Funds 2007-2012 was adopted by the Davie Town Council on 7/26/07; and, each year the Town must submit an Action Plan for new funding to be available each October 1st.

A summary of the Action Plan was published in the Sun Sentinel on June 15, 2008, describing its contents, purpose, activities to be undertaken, and the proposed use of the CDBG funds. A draft of the FY 2008/09 Action Plan was made available for a 30-day public comment period 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 accessible (free of charge) to all interested residents. The Action Plan must be received by HUD before August 16, 2008, or the Town will not receive the CDBG funds.

PREVIOUS ACTIONS: FY 2007/08 Action Plan.

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

FISCAL IMPACT: Yes

Has request been budgeted? Yes

FISCAL IMPACT: The Town will receive \$631,945 in FY 2008/09.

RECOMMENDATION(S): Adopt the Resolution.

Attachment(s): Resolution, Executive Summary, and the Action Plan for FY 2008/09.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE FY 2008/09 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN 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; 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 Davie was notified that it will receive \$631,945 in CDBG funds contingent upon submission of the Action Plan for FY 2008/09; and

WHEREAS, the FY 2008/09 Action Plan was prepared pursuant to the Town's adopted Citizen Participation Plan, and appropriate pre-development public meetings and hearings were held; and

WHEREAS, a summary of the Action Plan was published in the Sun Sentinel on June 15, 2008; a 30-day public comment period was held; the Public Hearing for the Town Council Meeting of July 16, 2008 was duly advertised; 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, 2008, 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 2008/09 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.

SECTION 2. The Town Administrator is hereby authorized to execute all necessary certifications and grant related documents necessary for the submission of the CDBG Action Plan for FY 2008/09 to HUD before August 16, 2008.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2008

MAYOR/COUNCILMEM
BER

ATTEST

TOWN CLERK

Approved this _____ day of _____, 2008

**FY 2008/09 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 2008/09, which identifies the Town’s housing and community development needs and outlines funding strategies to address such.

The CDBG Program is designed to:

- develop viable urban communities by providing decent housing and a suitable living environment; and
- 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.

FY 2008/09 - \$631,945

#2008-1 Emergency Assistance/Homeless Prevention Program \$40,355 - 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)

#2008-2 Foreclosure Prevention/Housing Crisis Resolution Program \$30,356 - Provision of emergency financial assistance to eligible lower-income Davie residents, to prevent foreclosures, homelessness and/or address other emergency housing situations, etc., through not-for-profit sub-recipients or the Town’s Housing & Community Development Department. (Public Service)

#2008-3 Scholarship Program for Target Area Children \$24,081 – Provision of fee waivers/scholarship opportunities for the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities e.g. Summer Camp or After-School Programs. (Public Service)

2008-4 CDBG Target Area Improvement Program \$410,764 - As follows: 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, except that area which includes the Neighborhood Service Center, 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. Projects being considered include (but are not limited to) improvements to the Orange Park Community Center, 841 SW 133 Avenue, addition of handicapped restrooms and other improvements to the Potter Park Facility at 4302 SW 55 Avenue, construction of a gym or covered play area for the Rick and Rita Case Boys and Girls Club, and Water/Sewer Impact fees for income eligible residents of SW 41 Place in Eastern Davie, and the installation of storm shutters for Griffin Gardens Public Housing Project for the elderly. (Capital Improvements and Street Improvements)

#200-5 Fair Housing, Citizen Participation & Support Services \$126,389 - 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 2008/09**

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.

The 2000 Census lists Davie's population at 75,720; however, in October 2006, both Pine Island Ridge (5,199) and United Ranches (827) were incorporated into Davie increasing that number to 81,746. As a result of the newly annexed population, the Town contracted with GEOWeb Consulting Services in early 2007, to develop recommendations for newly balanced councilmember districts i.e., to comply with re-districting regulations for elections boundaries. As a result of that study, Davie's overall estimated population in 2006 was 92,431.

According to the 2000 Census data the median age in Davie is 35.5 years; and, the average number of persons per household is 2.64. The Town's median household income in 2000 was \$47,014. Davie is still fairly homogeneous i.e., 87.1% of the residents are White, 4.6% are Black, 2.8% are Asian, and 5.5% are listed in other categories. Nineteen percent (19%) of the residents in Davie are of Hispanic origin.

Given the recent annexations, there are now 34,791 housing units in Davie available for the 31,851 households. The 2000 Census vacancy rate was 8.3% (excluding seasonal vacancies). The housing "bubble" that hit South Florida in 2005, caused an "affordable housing crisis" which will be detailed later in this document.

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; and, 73% are either high school graduates, possess some college, or have a college degree.

A large portion of the land in the Town is still undeveloped and recent annexations opened new horizons for industrial and economic growth. Davie is geographically the largest municipality in Broward County, encompassing over 36 square miles.

Davie struggles to preserve 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 2007- 2012:

Davie's population grew above 50,000 residents in 1996; and, Davie became an "entitlement recipient" of Federal Community Development Block Grant (CDBG) funds from the United States

Department of Housing and Urban Development (HUD) in 1997. 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.

The Town adopted its first 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. This Plan also shaped the various federally funded programs into a 5-year neighborhood and community development strategy.

The Town's Consolidated Plan also serves as:

- a long and short-term planning document for the Town of Davie, 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 action plan that provides a basis for assessing and monitoring program performance.

Long-range goals and objectives were developed based on the needs identified by the residents. When the second Consolidated Plan for FY 2002-2007 was developed, the Town's goals and objectives were expanded, but kept within the same basic frame-work of the original Plan.

Although there have been significant achievements since Town's first two Consolidated Plans were adopted and implemented, the majority of the goals and objectives are still generally applicable. However, based on recent studies and quality of life surveys, new items were added and some others were clarified in the Consolidated Plan 2007-2012. Thus, the Town will pursue the following long-range goals and objectives for during

- to rehabilitate, construct and/or expand public facilities and infrastructure e.g., street improvements (improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc., the installation or replacement of water lines, and the renovation of existing public (community) facilities.
- 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, or "harden" the structures to protect them from Hurricanes.
- to expand affordable rental housing and homeownership opportunities for Davie residents, especially housing for low and very low-income families and individuals, and Davie's workforce.

- to enhance and/or increase park and recreation opportunities and expand programs that serve at-risk youth e.g. the renovation of existing parks (e.g. improved lighting, landscaping, equipment), construction of new parks 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 new or existing sewer systems e.g. connections to the sewer laterals.
- 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 assist mobile home residents who are being permanently and involuntarily displaced due to the redevelopment of mobile home parks.
- 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 Fair Housing outreach and education campaigns 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, and provide homeless prevention and emergency assistance programs and services.
- to provide social services related to healthcare, mental healthcare, housing, food, transportation, emergency assistance etc.
- to expand affordable child day care and after-school opportunities for at-risk youth.
- to remove slums, blight & blighting conditions i.e., clearance, demolition, and code enforcement.
- to encourage the retention of significant historic structures and historic preservation efforts.
- to improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD Community Planning and Development (CPD) programs or related grants.

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

The Town's Housing and Community Development Office is responsible for the planning, preparation, implementation, and monitoring of the Consolidated Plan and all incremental One-Year Action Plan activities.

Section 3 - Community Involvement and Citizen Participation:

The Town's Consolidated Plan was the result of an exhaustive data analysis and an extensive citizen participation process, and represents collaboration between the Town, local social service providers, faith-based not-for-profits, housing providers, the Community Redevelopment Agency (CRA), and other residents in Davie. The Action Plan for FY 2008/09 was developed in accordance with the Town's 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 Consolidated Plan, the Town encouraged the participation of all of its residents, especially from those in designated CDBG Target Areas where funds are proposed to be expended.

Prior to the adoption of the Consolidated Plan and each annual 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 CDBG Action Plan for FY 2008/09:

- Pre-Development Public Hearings were held on: May 13, 2008 in the Eastern Target Area of Davie, on May 14, 2008 in the Driftwood Target Area in Southern Davie, and on May 28, 2008 in the Orange Park Target Area in Western Davie. A fourth Pre-Development Hearing was held on May 20, 2008 in the Town Hall Community Room.
- A summary of the Action Plan was published in the Sun Sentinel on June 15, 2008 describing its contents, purpose, activities to be undertaken, and the proposed use of funds.
- A draft of the CDBG Action Plan for FY 2008/09 was made available for a 30-day public comment commencing June 16, 2008, at the Housing and Community Development Office at 4700 SW 64th Avenue.
- A summary of the FY 2008/09 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 (BCHA), Broward County Community Development and the Office of Housing Finance (OHF) and the Broward County Human Services Department (Family Success Center Office), to obtain their input.
- The Town's Neighborhood Revitalization Program (NRP) staff undertook extensive surveys in order to obtain information on what "quality of life" issues were facing the residents in order to prioritize the identified needs within each CDBG Target Areas.
- Prior to adopting the Action Plan, a Public Hearing was held by the Davie Town Council on July 16, 2008 in the Town Council Chambers.

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

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 from 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 4 - Low/Moderate Income Concentrations - CDBG Target Areas:

The National Objective of the CDBG Program is to “principally benefit low and moderate income persons by providing decent housing and a suitable living environment, and expanding economic opportunities”. The term “low/moderate income” applies to those individuals and households who earn up to eighty (80%) percent of the median income for the area, as adjusted by family size. These income levels are published annually by HUD, and are adjusted for each CDBG program year.

Broward County Income Category Chart - Median Income \$64,000 (Effective February, 2008)

<i>Household Size</i>	<i>Extremely Low (30%)</i>	<i>Very Low (50%)</i>	<i>Low (80%)</i>
1	\$14,950	\$24,900	\$39,850
2	\$17,100	\$28,500	\$45,550
3	\$19,200	\$32,050	\$51,250
4	\$21,350	\$35,600	\$56,950
5	\$23,050	\$38,450	\$61,500
6	\$24,750	\$41,300	\$66,050
7	\$26,450	\$44,150	\$70,600
8	\$28,200	\$47,000	\$75,150

An analysis undertaken by the Town revealed those Census Tracts and Block Groups in Davie that contain the highest concentrations of persons whose incomes are 80 %< of the median income, and who would qualify for assistance under the CDBG Program. Based on this information, coupled with other indicators such as sub-standard housing, lack of infrastructure, lacking social services etc., the Town Council adopted three (3) geographic areas as "CDBG Target Areas" for redevelopment and revitalization, as follows:

Western Target Area a/k/a Orange Park: The Western Target Area is located north of SW 14th Street between 130-136th Avenues, in Census Tract 703.05 BG 1, which encompasses the Orange Park Trailer Park, Flamingo Elementary School, and Western High School.

Census Tract/Block Group	703.05 BG 1
Total Population	3341
Low-Moderate Income Population	68%
Unemployment Rate	4.92%
Average Household Income	\$40,669
Female Head of Households	31%
Housing units w/1.01+ Per. per Room	7%
Housing Units w/ No Heating Fuel	8%

Southern Target Area a/k/a Driftwood: The Southern Target Area is located in CT 705.02 BG 1 & 2; and, is situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension.

Census Tract/Block Group	705.02 BG 1& 2
Total Population	4,729
Low/Moderate Income Population	80%
Unemployment Rate	6.57%
Average Household Income	\$30,055
Female Head of Households	51%
Housing units w/1.01 + Per. per Room	3%
Housing Units w/ No Heating Fuel	1%

Eastern Target Area a/k/a Eastside-Potter Park: The Eastern Target Area is bounded to the north by SW 29th Street (near Nova Drive), on the south by Orange Drive, formerly bounded to the west by Davie Road, and to the East by the Florida Turnpike. The areas southern boundary was amended by the Town Council in 2007 to coincide with the Community Redevelopment Area, and to encompass the Town's new Neighborhood Service Center at 4700 SW 64 Avenue.

Census Tract/Block Group	701.01 BG 1&2 - 706.00 BG 1&2
Total Population	7,437
Low/Moderate Income Population	77%
Unemployment Rate	7.10%
Average Household Income	\$31,707
Female Head of Households	36%
Housing units w/1.01 + Per. per Room	9%
Housing Units w/ No Heating Fuel	5%

Section 5 - Areas of Minority Concentration:

The Town does not formally define an "area of minority concentration"; however, for the purpose of preparing the Town's original Consolidated Plan, Block Groups containing 20% or more racial/ethnic minority households (Black, Hispanic, Asian) were used. According to the 2000 Census, minority households in Davie are now distributed as follows: 4.6% Black, 18.8% Hispanic, 2.8% Asian, and 5.5% Other.

Section 6 - At Risk Populations:

According to the 2000 Census, Davie has a fairly large number of households that are considered "at-risk", as follows:

- 40.5% of Davie households earned less than \$34,999 (80% of median income)
- 24.3% of Davie households earned less than \$24,999 (50% of median income)
- 14.0% of Davie households earned less than \$14,999 (30% median income)
- 8.0% of Davie households earn less than \$10,000 (poverty level)

The rule-of-thumb is that a household should not pay more for rent/utilities or mortgage PITI, than 30% of their adjusted household income, or they are considered "cost-burdened". According to the 2000 Census:

- 45% of all Davie renters pay more than 30% of their adjusted household income; and,
- 30% of Davie home-owners pay more than 30% of their adjusted household income in mortgage/PITI.

This represents a significant portion of Davie's Households that are in the economic "at-risk" category. The loss of a job, a death in the family, or any unexpected financial event, could cause them to become homeless. The average American family lives three (3) paychecks from being homeless (i.e., they would deplete their savings in that period of time).

Davie's Not-For-Profit Partners Saw An Increase in Demand for Services:

The Housing and Community Development Department works closely with its not-for-profit partners, the Hope Outreach Center, the EASE Foundation, and the Family Success Center (FSC) who provide emergency financial assistance to prevent homelessness. These agencies have seen a significant increase in the demand for their services, especially following Hurricane Wilma.

Also, many families are facing undue economic hardships which put them at-risk of becoming homeless, as they struggle to make ends meet. The eviction and foreclosure rates are climbing along with taxes and insurance costs; and, without the case-management and the financial assistance provided by these three (3) agencies, many Davie families and individuals would lose their homes. Sadly, the demand for their services far outweighs the funding available to them; so, they cannot address all of the needs of Davie's fixed-income and at-risk populations.

Section 7 - 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), Faith-based organizations, Memorial Healthcare Systems, and the residents of 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 2008/09 Action Plan, the Town encouraged the participation of all of its residents, especially from those living 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. In addition, an administrative 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.

Section 8 – Funding Priorities and Community Needs:

In order to determine the existing needs and gaps in service-delivery within the Town of Davie, one-on-one interviews were held with local social service providers, housing providers, many of the Town's Administrative staff and elected officials, and other interested residents in the Town of Davie. Using this process, both statistical (client service levels) and anecdotal information regarding the needs of specific population groups, was gathered and analyzed.

The following groups or individuals provided information regarding the number and type of Davie clients served, as well as the gaps in service levels:

- Hope Outreach Center, Inc.
- Emergency Assistance Service Efforts (EASE)
- Broward County Human Services - Family Success Center(FSC) Program
- Broward County Homeless Coalition
- Broward County Housing Authority (BCHA) and Hollywood Housing Authority
- Town of Davie, Community Redevelopment Agency (CRA)

Several meetings were held with the Community Redevelopment Agency (CRA) Director, to obtain input and recommendations regarding the proposed use of CDBG funds in the designated Redevelopment Area, which generally coincides with the area designated as the Eastern CDBG Target Area. An analysis of the Town's CRA Plan (as amended in 1994) was also undertaken. The Housing and Community Development Office has a wonderfully effective partnership with the CRA in the development of newly constructed affordable single-family homes, and the installation of urgently needed infrastructure improvements.

CDBG Target Area Needs Assessments:

The Housing and Community Development Department's Neighborhood Revitalization Program (NRP) staff 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. The NRP staff conducted a mass mail-out of the survey instrument in both English and Spanish to every resident in the three (3) CDBG Target Areas and also conducted door-to-door surveys from March 7, 2007 to May 4, 2007.

Community Needs Assessment 2007/08 - Survey Results:

<u>CDBG Target Area</u>	<u>Response</u>
Driftwood	323 surveys completed
Orange Park	225 surveys completed
<u>Eastside</u>	<u>429 surveys completed</u>
Total Surveys	977 total surveys

The survey results were tabulated; and, the community needs for each Target Area were rank-ordered as follows:

Driftwood

1. Crime Reduction
2. Affordable Childcare
3. Affordable Rental Housing
4. Healthcare
5. First-Time Home Buyers Programs
6. Neighborhood Clean-up
7. Education/Vocational Training
8. Job Training and Placement
9. Credit Repair Counseling
10. Food Assistance
11. GED Courses
12. Home Repair Grants
13. Mobile Home Repair Grants
14. Recreation Activities
15. Affordable Pet Services

Orange Park

1. Crime Reduction
2. Affordable Rental Housing
3. Mobile Home Repair Grant
4. Affordable Childcare
5. Healthcare
6. Home Repair Grants
7. Job Training and Placement
8. Food Assistance
9. Neighborhood Clean-up
10. Recreation Activities
11. Educational Vocational Training
12. GED Courses
13. First Time Home Buyers
14. Credit Repair Counseling
15. Affordable Pet Services

Eastside

1. Crime Reduction
2. First Time Home Buyers Program
3. Healthcare
4. Affordable Childcare
5. Affordable Rental Housing
6. Neighborhood Clean-up
7. Job Training and Placement
8. Educational/Vocational Training
9. Food Assistance
10. Credit Repair Counseling
11. GED Courses
12. Home Repair Grants
13. Recreational Activities
14. Mobile Home Repair Grants
15. Affordable Pet Services

Additionally, as a part of the Town's citizen participation process, pre-development public hearings were held in each of the three (3) CDBG Target Areas, and one pre-development hearing was held at a centralized location in the Community Room at Davie Town Hall. A summary of the suggestions, needs, and comments made at those hearings follows:

2008 Predevelopment Public Hearings Community Recommendations

Eastside Target Area - 5/13/08

- § A resident requested better residential signage for the Eastside/ Potter Park area.
- § Residents requested the palm trees on the east side of Davie Road be properly maintained and the ficus hedges on Davie Road be trimmed.
- § Residents requested the repair of a Town-owned fence on the southern end of the Palma Nova Mobile Home Community.
- § Residents requested better landscaping and beautification programs for the Target Area.
- § A resident requested that striping on streets be redone to be more visible.
- § Residents requested a traffic light be installed in front of the Palma Nova entrance.
- § A resident requested a Police Officer be assigned at the Palma Nova exit next to the Texaco gas station on Davie Road primarily at 7:00 AM and 8:30 AM (traffic congestion).

Driftwood Target Area - 5/14/08

- § Residents requested the construction of a subsidized child day care center.
- § Residents requested new playground equipment and toddler play equipment for the Ehlinger Public Housing Complex.
- § Residents requested a traffic light be installed on Davie Road and 75th Avenue.
- § Residents requested the installation of four-way stops signs at Davie Road and 75th Avenue.
- § Residents of Ehlinger requested the installation of patio enclosures at the rear of the units to provide privacy and security.
- § Residents requested signage and flashing lights to inform motorists of children playing in the area. Signs should be placed at the entrance to the Ehlinger complex.

Orange Park Target Area - 5/28/08

- § Residents requested the Orange Park Community Center be renovated.

- § Residents requested that a Code Compliance Officer be permanently assigned to the Target Area.
- § Residents requested additional bulk pick-ups for the Target Area
- § Residents requested that the N-29 canal project be funded (funds for this project were vetoed by Gov. Christ)
- § A resident requested the purchase a GPS for the Fire Department to assist them in locating mobile homes in the area during fires.
- § A resident requested informational signs be placed at 8th and 130th or 8th and 133rd Avenue.
- § Residents requested Police Officers on bicycles, golf carts, or motorcycles patrolling the Target Area.
- § Residents requested additional bus transportation services.
- § Residents requested that a basketball court be installed at the 8th Street park site.

Section 9 - Rental Housing Surveys:

In July 2007 the Department undertook a new rental survey to keep track of rental increases, condo conversions, and the number of vacancies. Survey forms were mailed to all apartment owners/managers, licensed by the Town. The surveys were analyzed, and in order not to skew the data, the mom-pop type apartments with six or less units, subsidized units, and/or dormitory-type housing were not included in the calculations. These units are typically smaller, less well maintained, and their rents reflect less than the current market rates.

The 2007 survey revealed that Davie's median rent was \$900, which is significantly lower than the median rent in Davie in 2006. This factor can be attributed to many reasons e.g. the rental housing market was inflated in 2006 as a result of landlords capitalizing on Hurricane Wilma displacements; the loss of higher priced rental units to condo conversions; and, a glut of rental units in the market in 2007 after the "housing bubble" burst.

The housing market in South Florida sky-rocketed in 2005 and 2006; and, the price for all types of housing, significantly increased. Even though the housing market is now flat, that was not true during the FY 2006/07 surveys.

Section 10 - Mobile Home Park Surveys:

During the spring of 2007, the Department of Housing and Community Development mailed-out "Mobile Home Survey" forms to 27 of the thirty-one (31) Mobile Home Parks licensed by the Town's Occupational License - Development Services Department. Although there are 31 Mobile Home Parks in Davie, four (4) have no homeowner's association/office, and two are privately owned communities where each resident owns a mobile home on an acre of land; therefore, they were not included in this statistical analysis. For example, the Seminole Health Club, located at 3800 SW 142nd Avenue, 33330 is a nudist colony. In the Orange Park Area (Western Davie) the following Parks have no homeowner's association/office; however, there are 305 mobile homes located in these parks:

- Alander Subdivision
- Carlan Mobile Home Park
- Cinnamon Tree Estates
- Saga Estates

The 27 Mobile Home Park Surveys analyzed in 2007, provide an 87% sample of the total lot rents of 31 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 mobile home lot rents in Davie averaged \$462 - \$511 during 2007, yielding a median lot rent of \$487.

According to the last survey in June 2006, the median lot rents were \$457. This represents a 6.5% increase in lot rents in one year.

The purchase prices for mobile homes (both new and used) in 2006 ranged from \$2,000 to \$103,000; and, the median purchase price for a mobile home (irrespective of size or width) in 2006 was \$38,143. This is in stark contrast to the 2005 survey which revealed that the purchase price for mobile homes (both new and used) in 2005 ranged from \$2,000 to \$186,000; and, the median purchase price for a mobile home in 2005 (irrespective of size or width) was \$42,478.

This discrepancy may be due to several factors. First, Davie was significantly impacted by Hurricane Wilma, and over 832 mobile homes were destroyed. Some Parks are no longer accepting new units, due to lack of space following the Hurricane, since FEMA located a number of Commercial Trailers and Mobiles in various Mobile Home Parks in Davie. Finally, the majority of the mobile homes in Davie are older models built in the 1960's and 1970's, which do not meet the State Windstorm Requirements; and, the value of these older models depreciate rapidly.

Section 11 – Neighborhood Revitalization Program:

The Housing and Community Development Department also operates a Neighborhood Revitalization Program (funded through the Town's General Fund and Community Endowment Fund) to work in the three CDBG Target Areas. The goal is 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 utilizes a "holistic" approach, and 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 healthcare, job creation, and enhanced community services (e.g., social services such as affordable child care).

A comprehensive "Needs Assessment" was undertaken; and, the specific needs of each Target Area were then evaluated. Programs and activities were 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 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 Officers, Davie Code Compliance Officers, Guest Speakers, "Partner Agencies", 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 2007/08, the Neighborhood Revitalization Program made 36,345 referrals for Davie residents, to other social service agencies in Broward County, as follows:

Agency	Driftwood	Orange Park	Eastside	Town wide	TOTALS
Admirals Boys & Girls Club	1,148	1,513	2,177	500	5,338
American Red Cross	0	1	0	2	3

Broward County 's S.P.O.T Program	13	28	4	0	45
CDBG DRI Grants	34	107	110	75	326
CDBG Target Area Community Meetings	536	1,300	868	0	2704
CDBG Youth Scholarship Program	12	56	65	0	133
Center for Independent Living	0	1	0	0	1
Community Outreach Fair	1,148	1,513	2,177	500	5,338
Consumer Credit Counseling	5	14	12	3	34
Davie Hiring Showcase	1,146	1,535	1,821	3,000	7,502
DCF Food Stamp Program	56	65	22	0	143
Earned Income Tax Credit Program	1,146	1,535	1,800	9,000	13,481
EASE Foundation	13	10	5	2	30
Family Success Center	20	15	12	0	47
Firewall Ministries	0	0	10	0	10
Florida Kid Care Program	0	0	0	3	3
Foreclosure Prevention BCHA	6	19	0	0	25
Holiday Food and Gift Programs	10	20	12	0	42
Homeless to Homeowner	0	0	0	4	4
Hope Outreach Center	32	38	59	5	134
Hurricane Preparedness Information	10	21	48	0	79
Investing for Students, Inc.	5	0	0	0	5
Kingdom Living Community Church	18	0	0	0	18
Legal Aid	4	5	1	3	13
Memorial Hospital Health Fairs	18	21	26	0	65
Memorial Hospital Immunizations	25	19	26	1	71
Memorial Teen REACH Program	0	30	0	0	30
Pet-Friendly Shelter Registration	24	30	20	0	74
Salvation Army	0	0	0	1	1
Save Our Nations Church	8	13	7	200	228
Share Food Program	5	0	0	0	5
Town's Back To School Back-Pack Prg.	80	75	92	0	247
Town's Housing Grants	3	5	10	15	33
Town's Summer Daze Program	12	56	65	0	133
Totals	5,537	8,045	9,449	13,314	36,345

Some of the items recently undertaken through the Neighborhood Revitalization Program include:

- Holding community meetings in each CDBG Target Area to determine residents needs and concerns
- Addressing CDBG Target Area resident concerns and complaints regarding code issues, crime, housing, and other general community welfare problems.
- Coordinating a Job Fair with Work Force One and the Broward County Housing Authority that featured over 70 employers at Davie's Pine Island Multi-purpose Facility.
- Coordinating a Community Outreach Fair that featured 40 local social service providers to provide information on their services and programs they have available for Davie residents.
- Participating in a Disaster Recovery Fair sponsored by Adopt a Hurricane Family Inc., to reach out to Davie Hurricane Victims living in Davie's Mobile Home Parks in travel trailers.
- Pre-registering Davie Hurricane Victims for the Town's CDBG DRI Grant Programs.
- Hurricane Preparedness presentations for the CDBG Target Area residents and mobile home occupants.
- Working with FEMA, DCA, Broward County and number of local non-profit agencies in

- the case management and placement of Davie Hurricane Wilma victims into FEMA mobile homes and other permanent housing.
- Working with the Nova Southeastern University (NSU) Community Knowledge Program to provide a reading program to members of the Rick & Rita Case Boys & Girls Club in the Driftwood Target Area.
 - Continuing to provide emergency assistance to Davie Target Areas and mobile home residents post Hurricane Wilma.
 - Coordinating the Earned Income Tax Credit Program for Davie's low-income residents to put urgently needed funds back into the hands of the working families.
 - Making 60 scholarships available for low-income families in the CDBG Target Areas for the Town's Summer Programs.
 - Assisting in the coordination of "Back to School" Health Fairs in each of the CDBG Target Areas.
 - Holding "Back to School" Programs for Target Area children & providing 200 back-packs with essential school supplies that the parents could not afford.
 - Holding a Fair Housing Poster Contest for children ages 8-12, designed to educate young people on housing discrimination and fair housing laws. Contest winners were acknowledged at a Town Council Meeting.
 - Identifying various resources and leveraged funds for neighborhood improvement programs.
 - Assisting with emergency financial or housing crises e.g. pending evictions or foreclosures.
 - Coordinated the assistance to a disabled frail elderly resident, which resulted in him obtaining a two FEMA mobile homes and an \$8,000 grant from the Red Cross for the set-up of the FEMA mobile homes.
 - NRP Coordinator served as an advisor to the Flamingo Elementary School Advisory Committee in their planning process.
 - NRP Resource Specialists serve as Town representatives on Memorial Healthcare Systems "Coalition for a Healthy South Broward".
 - Coordinating the 4th annual "Love to Read-Love to Achieve" Program for Headstart classes at three (3) Davie Elementary Schools to encourage reading, especially for young boys.
 - Coordinating social service delivery by two faith-based not-for-profit agencies i.e., the Hope Outreach Center and the EASE Foundation, as well as the County's Family Success Center (FSC).

Section 12 - The Housing Conundrum in Davie - Housing Affordability - Housing Bubble:

In 2005 and 2006 the inflated real estate market in South Florida (indeed all of Florida) gave rise to an "affordable housing crisis"; and, all municipalities are still struggling to find workforce housing for their local job markets. A study commissioned by the Broward Housing Partnership in 2006, found that 75% of all Broward households earn less than \$77,000 per year; but, they would need to earn \$90,720 to afford \$361,100 for a single-family home. Only 50% of all Broward households earn \$50,000, which is needed to purchase a Condo @ \$193,000. During that time most households were priced out of the housing market, because of the unprecedented growth in real estate prices. Major gaps exist between what a single-family home costs, and what most families can afford to pay throughout Broward County.

In 2006 the median price for a single-family home was \$361,100. In order to purchase a home at that price, a household would have had to earn \$90,720. The median price for a Condo/townhome was \$193,000; and, a household would have to earn \$50,500 to purchase a unit was at that price. Looking at the wages of jobs critical to any county or municipality, there are huge gaps between housing costs and housing wages. For example, Nurse (RN) earns \$50,362; therefore, their purchase price maximum was \$192,764, leaving a gap of \$168,336. A Police Officer earns \$49,188; therefore, their purchase price maximum was \$179,440 leaving a gap of

\$181,660. Finally, a School Teacher who earned \$39,876 can only afford a mortgage of \$149,983 leaving a gap of \$211,117. Broward County is clearly losing its middle class and its workforce.

The phenomena of rental apartments converting to condominiums in 2005 - 2006, and mobile home parks starting to convert to townhomes, continues to reduce the number and type of housing units available to low/moderate income families and the majority of the Town's workforce. In 2005 and 2006 the Town lost 789 affordable market rate rental apartments due to the conversion of seven rental properties to condos; and, these Davie households/families were displaced as they could not qualify for, or afford to purchase, their current unit.

As stated, Hurricane Wilma also had a devastating affect on the Town of Davie's housing stock. The Town's initial assessment of housing units lost was: 832 Mobile Homes, 51 Single-Family Homes, 33 Townhomes/Condos, and 55 Apartment Units. Subsequent to the Storm, many other structures, particularly mobile homes became un-occupiable due to mold and mildew infestations, sagging floors, collapsed roofs, etc.

It was extremely difficult to rehouse displaced Davie residents, as there was (and still is) little to no comparable affordable replacement housing available to them. Many of the mobile home residents that were displaced by Wilma were subsequently rehoused in lower-cost rental units. Thus, the rental vacancy rate was extremely low; and, many landlords capitalized on the demand for units by raising their rents.

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. Davie's Housing and Community Development Director was chosen to join the Broward County Planning Council's Affordable Housing Ad Hoc Committee. In October 2007, the Housing and Community Development Director was chosen as one of two municipal representatives for the Broward Housing Partnership's (BHP) Board of Directors. In June 2008, the Town of Davie was ranked as the #1 municipality in Broward County, in an affordable housing study conducted by the Metropolitan Institute at FIU.

As stated previously, Davie must continue to address the housing needs of its lower-income residents living in sub-standard mobile homes. The Town estimates that it has 23,000 residents living in 7,400 mobile homes, 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. Our goal is to assist mobile home occupants via a stair-step approach to wealth-building and economic self-sufficiency by 1) credit enhancement and repair, 2) subsidized rental housing, 3) down-payment assistance or, 4) access to newly built affordable housing units.

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

The Town is in the process of developing a Regional Activity Center (RAC) in Eastern Davie which will encourage mixed-use and mixed-income development; and, the Town recently adopted

a Transit Oriented Corridor (TOD) along State Road 7 in Eastern Davie, which mandates a 15% set-aside of all residential units as affordable housing.

Even though the housing market slowed down in 2007 (some would say the bubble burst) major gaps still exist between what a single-family home costs, and what most families can afford to pay.

The Broward Housing Partnership's Report stresses that the growing housing affordability crisis will have the following serious consequences:

- First – Broward County's Economy is At-Risk: Out of control housing costs make it difficult to fill jobs, and it discourages businesses from locating or expanding here. Meanwhile many young college graduates from our State College and University system will be forced to pursue jobs in other areas of the Country that have a lower cost of living.
- Second – The Social Fabric of Communities and Neighborhoods is Threatened: Due to escalating housing costs, people cannot afford to maintain their existing community ties or live close to their jobs or extended families. Many of us could not even afford to buy our own homes at today's prices.

2007 "Out of Reach" Study National Low Income Housing Coalition

The Fair Market Rent (FMR) for a two-bedroom apartment in Florida in 2007 was \$850. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,834 monthly or \$34,008 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$16.35. In Florida, a minimum wage worker only earns an hourly wage of \$6.40, leaving a gap of \$9.95, which equals a 20,696 gap annually.

In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 102 hours per week, 52 weeks per year; or, a household must include 2.6 minimum wage earner(s) working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Florida, the estimated mean (average) wage for a renter is \$11.94 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 55 hours per week, 52 weeks per year; or, working 40 hours per week year-round, a household must include 1.4 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

A monthly Supplemental Security Income (SSI) payment for an individual in Florida is \$603. If SSI represents an individual's sole source of income, \$181 in monthly rent is affordable, while the FMR for a one-bedroom is \$715. This leaves a significant "rental gap" of \$534. A unit is considered affordable if it costs no more than 30% of the household's adjusted income.

Foreclosures:

In 2006 and 2007 the number of foreclosures has significantly increased, as homeowners face huge increases in taxes and insurance post Hurricane-Wilma, and many were victims of predatory sub-prime lenders. The Housing and Community Development Office and its not-for-profit partners, have responded to this need by increasing assistance for foreclosure prevention and credit enhancement and repair programs. It is anticipated that the foreclosure rate will continue to increase as many families purchased homes beyond their means and took out ARMS and URM'S.

In addition, the Town is in the process of creating the first Neighborhood Service Center (NSC)

which will be a One-Stop-Shop for persons requiring financial, self-sufficiency, and housing assistance. The goal is to centralize all not-for-profit service providers under one roof. The facility is located on a major transit line, and the Town's fixed-route transit, at 4700 Davie Road (SW 64 Avenue). CDBG and General Funds were used to acquire and renovate the site. The Town will provide leased space at a nominal rate (\$1 per year) to the not-for-profits, so that the funds they previously used to pay rent can now be directed exclusively to client services.

Davie's Single Family Home Values:

The average purchase price of a newly constructed home in Davie in May of 2005 was \$424,980 as evidenced by the Florida New Business Report using the "Doc Stamps" recorded for each residential real-estate transaction in Davie. A 2006 rental survey undertaken by the Town's Housing and Community Development Department revealed that Davie's median rent was \$1341. These prices are hardly affordable to the average working family or senior citizens on fixed-incomes, much less to those earning less than 80% of the median income in Broward County.

Section 13 - Davie's Affordable Housing Incentive Strategy - Incentives Provided in Davie:

Davie's Affordable Housing Incentive Strategy has been amended and restated on three (3) occasions in order to expand the incentives for developers of affordable housing. The highlights of the Town's Incentive Strategy include:

- **Definition of Affordable Housing:** Monthly rent or mortgage payments (including taxes and insurance), which do not exceed 30% of the households annual gross income.
- **Expedited Permits for Affordable Housing Projects:** The Town adopted a "one-stop-permitting process" in 1998; and, the Housing and CD Director now guides affordable housing developers through the process and "expedites them to a greater degree than other projects".
- **Waiver/Modification of Impact Fees:** The Director of Housing and Community Development I carefully reviews all prospective affordable housing projects, to verify their level of benefit and period of affordability. The waiver of all fees e.g., Park and Recreation Impact fees, Design Review and Site Plan Processing Fees, Engineering Review Fees, Building Permit Fees, etc., will be based on this review. It is acknowledged that the only fee that may not be waived for Affordable Workforce Housing is Water and Sewer Impact Fees; however, nothing prohibits the use of the Town's SHIP or HOME funds to pay these impact fees in order to reduce the cost of the housing. Deed restrictions or other covenants may be required of all developers to ensure that the level and period (length) of affordability is maintained.

Davie's Affordable Housing Incentive Strategy is was amended and restated to reflect that "An Affordable Housing Certification will be issued by the Housing and Community Development Director, if appropriate; and, Affordable Housing Flex Units (AFU's) and/or Flex in Reserve Units will be allocated based on this Certification Process."

The Director of Housing and Community Development will carefully review all prospective affordable housing projects, and verify their level of benefit and period of affordability. The waiver of all fees i.e., Park and Recreation Impact fees, Building Permit Fees, etc., will be based on this review. Deed restrictions or other covenants will be required of all developers to ensure the level and period (length) of affordability is maintained.

- **Administrative waivers and variances:** The Affordable Housing Advisory Committee recommended that Code Section 12-308 (b) (1) i.e. "Administrative waivers or variances" be amended to permit a waiver of up to 25% of that 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 items which may impact housing, and sends them to the Housing and Community Development Director to evaluate for consistency with the Town's *Consolidated Plan*, and to identify potential impediments, and actions 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. This list was reviewed by the Mobile Home Task Force and the Planning and Zoning site plan committee.

Since adoption of the Affordable Housing Incentive Plan, the Housing and Community Development Department has worked diligently 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 \$4,485,452 in fees and other incentives, as follows:

- \$ 316,426 - New Rental Housing Subsidies & Waivers
- \$ 279,544 - Davie CRA Homes – Predevelopment
- \$ 10,000 - Davie CRA Homes – Building Permit and Related Fees
- \$1,301,614 - Habitat for Humanity Single-Family Homes
- \$1,506,244 - Home Repair/Barrier-Free Grants
- \$ 69,005 - Home Repair Barrier-Free Fee Waivers
- \$ 408,875 - Public Housing Improvements
- \$ 35,744 - Public Housing Fee Waivers
- \$ 452,000 - Purchase Assistance Program
- \$ 106,000 - Villas of Palomino New Townhomes – Fee Waivers

Section 14 - Summary of Davie's Affordable and Workforce Housing Projects and Initiatives:

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

- Stirling Road Apartments, 250 units of affordable rental housing were completed in June of 2000. It was financed with Federal Low-Income Housing Tax Credits (LIHTC); Tax-Exempt Bonds; SHIP Funds; and, the Town waived impact fees (\$123,000) and provided \$19,750 in permit fees.
- Summerlake Apartments, 108 units of affordable rental housing located on 61st Avenue in the Eastside Target Area. The Town used \$100,000 of its SHIP funds to leverage \$350,000 in Broward County SHIP Funds, for pre-development assistance; assisted the developer in obtaining 5.6 M\$ in Tax-Exempt Bonds; and, the Town waived impact fees (\$126,000+) and provided \$19,750 in permit fee waivers.
- The "Harmony Village Community" Redevelopment/Revitalization Plan, which includes the development of 22 single-family homes on a 4.2 acre site on Davie Road in the Driftwood Target area. Completed in 2005, the Town donated the site, paid for the infrastructure using SHIP funds, and provided in-kind labor and related services.

- The Housing Element of the Town's Evaluation and Assessment Report (EAR) was amended/expanded to expand the goals and objectives related to the provision of affordable rental and homeownership housing and workforce housing. A goal of 20% of all new residential housing be affordable units, was established.
- The Town adopted a Transit Oriented Corridor (TOC) Plan for Eastern Davie along State Road 7, which has a mandatory set-aside of 15% of the units to be affordable rental or homeownership housing.
- The SHIP Program in Davie encompasses the following programs:
 - Single-Family Home Repair/Housing Rehabilitation Program
 - Barrier-Free Housing (Removal of Impediments)
 - Town-Wide Purchase Assistance (First-Time Homebuyer) Program, and
 - New Construction of Affordable Rental Housing
 - New Construction of Affordable Single-Family Homes, Townhomes, Condos
- 123 homes have been renovated under the Town's SHIP-funded Single-Family Repair Program, and five are currently under construction.
- The Davie Town Council designated the Housing and Community Development Director to serve as the "liaison" for developers of affordable housing, to ensure that their projects would be expedited to a greater degree than other projects in Davie.
- The Town and the Broward County Housing Authority are working on improvements to Ehlinger Apartments (Public Housing) in the Driftwood Target Area, as part of the Revitalization Plan for that neighborhood; and, central air-conditioning was installed. The BCHA is considering the construction of several new rental units on this site.
- Davie's CRA developed twelve (12) two-story homes in the Eastside Target Area along SW 43rd Street, west of SW 55th Avenue. The CRA provided the land at no charge, and the homebuyers received SHIP grant subsidies to enable them to close-the-gap in financing.
- In April 5, 2006, the Davie Town Council adopted Resolution R-2006-109 increasing the maximum purchase price limits for the State Housing Initiatives Partnership (SHIP) Grant Program to \$280,462. Additionally, the Town increased the average and maximum grant allocations for each program strategy, in order to keep pace with increased housing costs. Finally, the Town amended the Affordable Housing Incentive Plan to expand the number and type of fee-waivers to encourage the development of affordable workforce housing. Davie now waives 100% of all processing, site plan, and building permits fees for affordable housing developments.
- In April-May 2006 the Department undertook a new rental survey to keep track of rental increases, condo conversions, and the number of vacancies. Survey forms were mailed to all apartment owners/managers, licensed by the Town. The surveys were analyzed, and in order not to skew the data, the mom-pop type apartments with six or less units, subsidized units, and/or dormitory-type housing were not included in the calculations. These units are typically smaller, less well maintained, and their rents reflect less than the current market rates. 2007 survey revealed that Davie's median rent is now \$900. This represents a 32% decrease in rents from the 2006 Survey. Again, this is attributed to the loss of rental units to condo conversions, loss of rental units due to Hurricane Wilma, and the current "flat" housing market.

- During the spring of 2007, the Department of Housing and Community Development mailed-out "Mobile Home Survey" forms to twenty-five (25) of the thirty-one (31) Mobile Home Parks licensed by the Town's Occupational License - Development Services Department. The survey revealed that the lot rents in Davie averaged \$462-\$511 during 2007, yielding a median lot rent of \$487. According to the last survey in June 2006, the median lot rents were \$457. This represents a 6.5% increase in lot rents since the last survey.
- In order to stay abreast of the growing "affordable housing crisis" in South Florida, the Housing and Community Development hired a firm to undertake a residential home purchase price analysis. This document was prepared on May 25, 2006; and, it analyzed residential real estate transactions for the period of May 2005 through April 2006. Based on this analysis, the "average" purchase price for new homes/condos was \$424,980 and \$345,832 for existing homes/condos.

Housing Projects Completed/Underway in FY 2006/07:

Program	Units	Unit Cost	Funding	Source
Home Repair Program	8 Homes	\$ 40,000	\$ 340,000	SHIP
Purchase Assistance Program	7 Homes	\$ 40,000	\$ 260,000	SHIP
Barrier-Free Program (Rehab)	2 Homes	\$ 40,000	\$ 80,000	SHIP
Homeless Prevention	68 Homes	\$ 600	\$ 40,000	CDBG
Counseling/Credit Enhancement	40 Homes	\$ 500	\$ 20,000	SHIP
Fair Housing Educ/Training	60 Homes	\$ 100	\$ 6,000	CDBG
CRA New Construction	4 Homes	\$ 35,554	\$ 126,000	SHIP
CRA New Construction	4 Homes	\$ 35,816	\$ 143,265	CRA

Davie Housing Projects Funded in FY 2007/08:

Program	Units	Unit Cost	Funding	Source
Home Repair Program	8 Homes	\$ 40,000	\$ 340,000	SHIP
Purchase Assistance Program	7 Homes	\$ 40,000	\$ 260,000	SHIP
Barrier-Free Program (Rehab)	2 Homes	\$ 40,000	\$ 80,000	SHIP
Homeless Prevention	68 Homes	\$ 600	\$ 40,000	CDBG
Counseling/Credit Enhancement	40 Homes	\$ 500	\$ 20,000	SHIP
Fair Housing Educ/Training	60 Homes	\$ 100	\$ 6,000	CDBG
S/F Home Hardening Program Disaster	10 Units	\$ 40,000	\$	480,000
Mobile Home Repair or Replacement Disaster	45 Units	\$ 25,000	\$1,275,000	
Purchase Assistance - M/Home Owners Disaster	8 Units	\$ 60,000	\$	540,000
Relocation/Rental Assistance Disaster	32 Units	\$ 6,250	\$	225,000

Davie Housing Projects Proposed to Be Funded in FY 2008/09:

Program	Units	Unit Cost	Funding	Source
Home Repair Program	8 Homes	\$ 40,000	\$ 340,000	SHIP
Purchase Assistance Program	7 Homes	\$ 40,000	\$ 260,000	SHIP
Barrier-Free Program (Rehab)	2 Homes	\$ 40,000	\$ 80,000	SHIP
Homeless Prevention	68 Homes	\$ 600	\$ 40,000	CDBG
Counseling/Credit Enhancement	40 Homes	\$ 500	\$ 20,000	SHIP
Foreclosure Prevention	9 Homes	\$ 3,333	\$ 30,000	CDBG
Fair Housing Educ/Training	60 Homes	\$ 100	\$ 6,000	CDBG
Hurricane Hardening BCHA Griffin	100 Units	\$ 2,500	\$ 25,000	BCHA

New Construction BCHA Ehlinger	30 Units	\$150,000	\$4,500,000	BCHA
S/F Home Hardening Program	10 Units	\$ 40,000	\$	480,000
Disaster				
Mobile Home Repair or Replacement	75 Units	\$ 17,000	\$1,275,000	
Disaster				
Affordable Housing Trust Fund	50 Units	\$ 72,000	\$3,600,000	
AH Trust Fund				

Section 15 - Hurricane Preparedness:

The Town of Davie has over 23,000 mobile home residents, representing a quarter of the Town's overall population. Many mobile home residents are single mothers, elderly, or disabled persons on fixed incomes, who rely on this form of "affordable housing". In an attempt to better protect the population living in this vulnerable housing stock, the Housing and Community Development Department developed a new and swift approach for evacuating all 31 mobile home parks once a "Hurricane Warning" is issued. In conjunction with the Memorial Healthcare System (MHS), the Town assembled a 17-member volunteer team that mobilizes under the Direction of the Housing and Community Development Director, when the Town's Emergency Operations Center (EOC) Director orders the "mandatory evacuation" of mobile home parks. Once the Town receives notice that the Red Cross has opened shelters, evacuations begin.

This evacuation plan divides the Town into zones of about four (4) mobile home communities each. Teams of two (2) persons are dispatched into each zone; and, the teams post and distribute evacuation notices at each mobile home community, and coordinate transportation of residents to the Red Cross Shelters. This process, not only alleviates the burden on the small Housing and Community Development Staff, it expedites the evacuation process. Many of the MHS volunteers live in the Town of Davie, and they understand the vulnerability of mobile homes during a storm. The MHS volunteers ensure that each resident has the opportunity to safely reach a designated shelter or other alternative space.

Given the magnitude of Hurricane Wilma's devastation in South Florida (particularly Broward County), the Town's evacuation efforts saved countless lives that may have been lost if the residents had stayed in their vulnerable mobile homes. Davie alone, lost over 832 mobile homes i.e., that were completely destroyed, as well as extensive damage to homes, and apartments.

Section 16 - 2005 Disaster Recovery Funds – Hurricane Wilma:

Public Law 109-148, approved on December 30, 2005, allocated funds for the "2005 Disaster Recovery Initiative". DCA is administering this program on behalf of the State of Florida; and, Broward County received \$22,163,887. DCA required that each County serve as the lead agency to submit a county-wide application on behalf of all eligible municipalities within their jurisdiction. Two (2) meetings were held by Broward County to finalize the allocation distribution process; and, a formula was developed that would yield \$3,309,741 to the Town. Davie sustained the greatest number of damaged units, destroyed mobile homes, and uninsured disaster victims @ 1,328 residential units; yet, Davie did not receive the proportionate share of the Disaster Recovery funds.

The Town of Davie sustained the greatest number of damaged/destroyed residential units in the County, and the Town is still struggling to re-house displaced Hurricane Wilma victims as there is little to no comparable affordable replacement housing units available. The rental vacancy rate is extremely low due to recent condo conversions; and, landlords capitalized on the demand for units by raising their rents following the Hurricane. Most of Davie's 832 mobile homes affected by Wilma were completely destroyed, and the residents were permanently displaced. Sadly, the majority of the residents were low-income families and the elderly and/or disabled, who were uninsured; and, they lost everything.

The Town did not concur with the County's distribution formula for the 2005 Disaster Recovery Initiative, as Davie sustained the greatest number of damaged units, destroyed mobile homes, and uninsured disaster victims, yet did not receive the proportionate share of the funds based on this data. Although the Town does not feel the County's formula properly allocated the Disaster Funds based on actual Hurricane damage sustained within the municipalities, we agreed to move forward with the County's process given the impending deadline to DCA and so as to not injure other municipalities who legitimately sustained Hurricane Damage.

The Town's Housing and Community Development Office has done an outstanding job of assisting uninsured, disabled, elderly, and other at-risk Davie residents displaced by Hurricane Wilma, despite the lack of adequate financial resources or manpower. The 2005 CDBG Disaster Recovery Initiative (DRI) Funds, are greatly assisting the Town in recovering from this disaster.

On 8/2/06, the Davie Town Council adopted a Resolution authorizing the Town's Director of Housing and Community Development to submit Davie's Grant Application for 2005 CDBG Disaster Recovery Initiative (DRI) Funds to Broward County, who collectively submitted an application representing all Broward municipalities to the State of Florida Department of Community Affairs (DCA) in August 2006.

The Town's Director of Housing and Community Development was authorized to act on behalf of the Town in all matters related to the grant application process, to prepare all necessary grant documents, housing plans, programs and projects, etc., necessary for the implementation of disaster recovery housing initiatives.

2005 Disaster Recovery Initiative (DRI) Programs:

- \$ 1,275,000 Mobile Home Repair or Replacement Program - Funds to repair mobile homes, or, if the mobile home cannot be brought up to code (i.e., wind-storm rated) the grant would cover the cost to remove the sub-standard unit, purchase of new unit, and installation. The Town was successful in securing 75 new fully furnished single-wide wind-storm resistant FEMA mobile homes valued at \$50K, paying only \$500 per unit. This was a huge coup for the Town and its residents.

- \$ 225,000 Relocation/Rental Assistance Program - Financial assistance to disaster victims for either replacement housing e.g. rental assistance.

- \$ 480,000 Home Repair Hardening Program - Home-repair program targeted at "hardening" existing single-family homes/townhomes/condos with hurricane resistant materials, e.g. roofing, hurricane shutters, windstorm rated windows.

- \$ 540,000 Purchase Assistance for Mobile Home Owners - Down-payment and closing costs assistance for credit-worthy mobile home owners who are seeking to transition to site-built housing. 9 Households.

- \$ 789,741 Generators for Essential Public Facilities - Provide permanent generators for EOC's, Emergency Shelters, e.g., Pine Island Community Center, Fire Administration (secondary EOC) Ivanhoe Fire Station #91, and Neighborhood Service Center.

Section 17 - Fair Housing Education and Outreach Initiatives:

Davie's "Analysis of Impediments to Fair Housing Choices" was predicated on the fact that equal access to residential housing is fundamental to meeting the overall needs of a community. The Analysis concluded that there are two main barriers to fair housing choices in Davie: 1) housing affordability is a major concern, and 2) many Davie residents pay 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, as it appears to be an on-going regional problem for lower-income and minority households. This “global” impediment was also noted in the Home Mortgage Disclosure Act (HMDA) data where minority and low-income individuals were denied financing at higher rates than other applicants.

The following fair housing initiatives have been undertaken:

- FY 2007/08 brought about a new emphasis on “Fair Housing Education”, especially for young people. The Town-wide Fair Housing Poster Contest actively engaged Elementary School Children, encouraging understanding of their right to live where they choose, with dignity and respect. This well publicized event brought about a great deal of attention to the subject of housing discrimination; and, instilled values of “fairness” and “friendship” among children from diverse backgrounds and cultures, during their formative years. The winners were honored at a Town Council Meeting which was on Cable TV and featured in the Town’s newsletter the Davie Update.
- The Town works with Housing Opportunities for Project Excellence (HOPE) Inc., to conduct fair housing seminars geared at lenders, realtors, and housing providers, the Center for Independent Living of Broward Co.; the Housing Finance Authority of Broward (First-Time Home Buyer Workshop); NOVA Southeastern University’s Sheppard Broad Law Center; and the Housing Finance Authority of Broward County (First-Time Home Buyer Workshop).
- The Town’s Analysis of Impediments to Fair Housing Choices (AI) was re-evaluated and the AI was subsequently expanded and a schedule of events (milestones) was added.
- The HOPE Hotline (free telephone assistance) continues to serve as the screening arm of the agency’s Private Enforcement Housing Discrimination Initiative.
- The Housing Element of the Town’s Evaluation & Assessment Report (EAR) was amended/expanded to include new policies related to removing impediments to fair housing, providing fair housing education/outreach services, and regional strategies to address homelessness. A goal of 20% affordable/workforce housing was established and ultimately enacted through codification of Town Ordinances.
- Officials from HUD and HOPE, Inc. receive Proclamations each April declaring Fair Housing Month in Davie; and, advertisements are placed in the Sun Sentinel advising the residents of their rights and responsibilities under the Fair Housing Act. A mass mailing was also undertaken in April 2008, and literature was sent to schools, churches, realtors, etc. advising them of Fair Housing Month, and providing posters for their Bulletin Boards.
- News articles on Fair Housing laws and initiatives as well as CDBG and SHIP Housing Programs were featured in the Davie Update, (the Town’s Official Newsletter), which was mailed to every homeowner in Davie, as well as local municipalities and educational facilities.
- The Town’s listing of local lending institutions and realtors was updated 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.

Fair Housing Poster Contest:

In April 2008, the Department hosted its third annual “Fair Housing Poster Contest” for children attending the various community centers located in the three CDBG Target Areas. Children ages 8-12 were given the opportunity to submit posters on one of three Fair Housing themes: 1) A Rainbow Neighborhood, 2) Neighborhood of the Future, and 3) I Can Live Where I Want. The winner from each Community 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 who participated in this event received a “ribbon” and a Certificate of Participation i.e., Honorable Mention.

On April 16, 2008, the grand prize winners were acknowledged at the Davie Town Council Meeting, and presented with a certificate and their gift certificates. Candice Tapscott HUD’s Local Field Office Director, Bill Thompson and Keenya Robertson of HOPE, Inc., were also honored and present. This Council Meeting was broadcasted via Cable-TV to all Davie residents. The Town’s Newsletter, the Davie Update for the quarter ending May 2007, featured a photo of the Fair Housing contest winners, with the HUD and HOPE Officials.

The following is a list of the Town-Wide 2008 Fair Housing Poster Contest Winners:

- | | | |
|----------------|----------------|--|
| • First Place | Shariah Wright | Rick and Rita Case Boys and Girls Club |
| • Second Place | Meagan Bryant | Orange Park At-Risk Youth Program |
| • Third Place | Nicole Davis | Rick and Rita Case Boys and Girls Club |

Officials from both HUD and HOPE, Inc. received Proclamations declaring April 2008 Fair Housing Month in Davie. A mass mailing was also undertaken in April 2008, and literature was sent to HOAs, landlords, 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 2008 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.

Section 18 - Removal of Barriers to Affordable Housing:

In an effort to remove barriers to affordable housing the Town will continue to implement its "Affordable Housing Incentive Plan" and will undertake the following actions:

- ensuring provision of low-and moderate-income housing in the Comprehensive Plan by integrating a Town-wide requirement that 20% of all new housing developed, be affordable or workforce housing;
- requiring a mandatory set-aside of 15% affordable housing for all residential units in the Transit Oriented Corridor (TOC);

- requiring a 15% set-aside for affordable housing in the Regional Activity Center (RAC) in Eastern Davie;
- expedited permits for affordable housing and workforce housing developments;
- encouraging development of vacant land for affordable residential uses;
- waiving all planning, processing, and permitting fees, and waiving recreation impact fees for affordable housing projects;
- payment or rebate of Water/Sewer Impact Fees for affordable/workforce housing units;
- providing for sufficient multi-family development for future needs in the Future Land Use Map;
- ensuring the streamlining of the development review process in the Comprehensive Plan;
- preserving the existing housing stock through code enforcement and housing rehabilitation.

The Town of Davie affirmatively furthers fair housing opportunities and works to identify any impediments to fair housing choices. Impediments to fair housing include “any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familiar status, or national origin which restrict housing choices or the availability of housing choices”.

Several years ago, Davie's Housing and Community Development Office spearheaded the development of Summerlake Apartments on 61st Avenue in the Eastside Target Area, which opened in January 2001. Summerlake contains 108 two and 3-bedroom affordable rental units. The Town used \$100,000 of its SHIP funds to leverage an additional \$500,000 for pre-development costs through Broward County's SHIP Program. The Town also assisted the developer in obtaining \$5.6 Million in Tax-Exempt Bonds from the Housing Finance Authority of Broward County, and waived \$19,750 in permit fees.

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 permit fees @ \$19,750 as an incentive for this affordable housing.

In 2003 and 2004 Davie Town completed Phase I and Phase II of the “Harmony Village Community Initiative”, which entailed the development of a 4.5 acre parcel in the Southern (Driftwood) Target area into 22 single-family homes that were sold to first-time home buyers through Habitat for Humanity. In addition to donating the land, the Town provided over \$750,000 for the infrastructure, and waived all fees associated with development. Town employees, the FBI, and the Miami Dolphins all donated time physically working on the project.

Section 19 - Mobile Home Park Redevelopment – Resident Rights and Protections:

As a result of increasing land values, several mobile home parks in Davie proposed to convert their land use and/or have been sold for the purpose of redevelopment. These actions will result in the permanent and involuntary displacement of thousands of Davie's lower-income and at-risk residents, including the elderly. Since the Town has more mobile home parks per capita than any other jurisdiction in South Florida, the pressures of redevelopment in Davie are far more acute.

24% of Davie's housing stock is comprised of mobile homes, representing 7,400+- units in 31 mobile home parks. There are varying ownership patterns within Davie's 31 mobile home parks which house approximately 23,000 Davie residents. There are situations where the mobile home owners own their land, where residents rent both the mobile and the land, and finally where the resident owns the mobile and rents the lot space from the Park.

The majority of these mobile homes are older non-windstorm rated structures; and they are not suitable for relocation. Even if these mobiles could structurally withstand the moving process, prospective mobile home parks will likely not take them due to liability issues as most older mobiles are now uninsurable.

While many residents, elderly individuals, and transient "snow-birds" choose to live in mobile homes, most families and individuals in Davie live there as "housing of last resort". This is due to the fact that the affordable housing crisis has driven prices so high for both rental apartments and homeownership, that the majority of the workforce is having trouble locating and sustaining their housing. The foreclosure rates are climbing; and, many people are now living on the edge of homelessness as housing costs, taxes, and insurance climb - but wages lag behind. Senior citizens living on a fixed Social Security income are also adversely affected, as any significant increase in housing costs could result in them becoming homeless.

Davie residents living in mobile home parks as "housing of last resort" are typically families and individuals whose incomes are very low; and, many have poor credit histories making it difficult to get rental housing since most landlords now require both a credit check and proof of a bank account. Given the income levels of the majority of these residents, it is also highly unlikely that they would be credit-worthy buyers.

Moratorium on Redevelopment of Mobile Home Parks:

On 2/21/07, the Davie Council adopted Ordinance Number 2007-4 "Moratorium on the acceptance of development applications for the redevelopment of mobile home parks for one year within the corporate limits of the Town". The moratorium was subsequently extended for another 90 days, making it effective through May 21, 2008. The Moratorium stated (in part):

- the Mobile Home Parks serve a critical role in providing affordable housing for those persons who live in, and are employed in, the Town; and
- the existing supply of affordable and workforce housing is insufficient to meet the current demand for affordable and workforce housing needs; and
- the lack of affordable housing in the Town is of particular concern to the residents of the Town's mobile home owners who are being permanently and involuntary displaced as a result of the sale of their Mobile Home Parks to developers proposing to change the land use; and
- the Town finds itself facing increasing pressure concerning the possible redevelopment of Mobile Home Parks in the Town, and such redevelopment pressure could result in the loss of critical workforce and affordable housing units in the Town; and
- by Resolution R-2006-328, dated December 20, 2006, the Town recognized and declared that there is an affordable housing crisis in Davie and mobile home residents have no comparable affordable housing in which to relocate should they lose their residence; and

- the loss of affordable housing provided by the Town's Mobile Home Parks has a detrimental impact on the existing inventory of affordable housing and its availability for those who work and live in the Town; and
- the Town recognizes the need to develop comprehensive plan policies, land development regulations, and programs to preserve the existing stock of affordable housing and increase the availability of affordable housing for those who live in, and are employed in, the Town; and
- in order to address this need, the Town plans to set up a Mobile Home Task Force, consisting of Mobile Home Park residents, owners, and those appointees the Council sees fit, to study the problem of a lack of affordable housing within the Town, and to develop possible solutions; and
- utilization of the moratorium as a temporary measure to facilitate governmental decision-making, study, and the adoption of comprehensive plan amendments and/or land development regulations, is a legitimate governmental tool to facilitate logical and considered growth and as a means of avoiding inefficient and ill-conceived development; and

Mobile Home Task Force (MHTF):

In addition to adopting the one-year Moratorium against the redevelopment of Mobile Home Parks, the Davie Town Council, (via Resolution 2007-71 adopted February 21, 2007), established a Mobile Home Task Force (MHTF) “for the stated purpose of studying and adopting a solution to Affordable Housing Problems within the Town exacerbated by the displacement of mobile home residents”.

Additionally, the Town set-aside \$45,000 from the General Fund for a housing analysis; and, the Town entered into a contract with Carras Community Investments Inc., The MHTF met every two (2) weeks for 8 months to develop viable recommendations and “best-practices”, Sixteen (16) meetings were held, and the final report was issued to the Davie Town Council on December 3, 2007. The Town Council held a special Workshop on December 17, 2007 to consider which recommendations best assist the Town in addressing the affordable housing crisis.

Section 20 – Final Report to Davie Town Council on MHTF Recommendations “Tools for the Toolbox”:

As previously stated, the Town of Davie retained the firm of Carras Community Investments Inc., to undertake the affordable housing gaps analysis, define housing needs, serve as liaison to the MHTF, build consensus, and prepare recommended “best practices” i.e., solutions, to be presented to the Davie Town Council. On December 17, 2007, the Davie Town Council held a special workshop at which time the report was presented. A summary of the report follows:

Critical Tools

- Affordable Housing Trust Fund
- Inclusionary Zoning - Residential (20% Affordable)
 - RAC and TOC already requires 15% set-aside
 - CRA uses a voluntary 20% set-aside
 - Housing Element of EAR recommends 20% set-aside
- Linkage Fee - Commercial
 - Broward County Nexus Study complete
- Mandatory Exit Plans for Park Closures
 - Park Owner Must Make Displacees Whole

- Bonus Densities for Affordable Housing Projects

Supplementary Tools

- Municipal Bonds for Affordable Housing
- Employer Assisted Housing Programs
- Identify Town-Owned Sites for Development of Affordable Housing
- Use CRA TIF Funds for Affordable Housing
- Partner in Existing Community Land Trust
- Payment of Impact Fees (Schools, etc.)

Recommendation:

GOAL 1: To provide financing opportunities for the economic viability of mobile home communities

- Utilize existing sources for MHC (Florida Housing Finance Corporation, Broward County Finance Authority, Community Development Financial Institutions)
- Identify gap-financing to transform MHC to resident ownership or community land trust
- Explore 501(c) 3 nonprofit corporation bonds and issuance of Town bonds

GOAL 2: To provide further affordable housing opportunities in the Town of Davie

- Inclusionary Zoning
- Linkage Fee
- Housing Trust Fund
- Use TIF Funds in CRA
- Land Banking
- Accessory Dwelling Units

GOAL 3: To promote and encourage asset building among mobile home owners particularly those that rent the property

- Help owners form cooperatives
- Create homeowners associations in each MHC
- Create/partner with Community Land Trust
- Work with a local technical assistance provider to assist in cooperative conversions

GOAL 4: To provide for housing alternatives for residents displaced by closure of MHC's

- Require mandatory Exit Plan for MHC conversions
- Make displaced residents whole
- Help residents find comparable, affordable, sustainable housing
- Replace asset (mobile), satisfy mortgage (mobile), offer down-payment assistance or rent gap financing
- Create new positions in Town's H&CD Department to review exit plans and assist residents

GOAL 5: To provide for incentives to maintain and preserve viable MHCs

- Support capital improvements in MHCs
- Offer low-interest loans for home improvements
- Create affordable housing incentives for MHCs
- Work with County Property Appraiser to tax MHC on current use or rental income

GOAL 6: To evaluate implementation of recommendations and review status of ongoing MHC issues

- Create new positions in Town's H&CD Department

- Educate the public and development community about the intricacies of the mobile home issue on MHCs

GOAL 7: To advocate for County and State policy and program improvements

- Reauthorize and fully allocate Sadowski Fund
- Change SHIP rules to be used for MHC and displaced residents
- Amend and update Chapter 723, Florida Statutes
- Encourage and support Mobile Home Moratoriums
- Oppose the increase in School Board impact fees for mobile homes

GOAL 8: To provide for the reuse of existing MHC's to meet the needs relative to Chapter 163, Florida Statutes.

- Expand declaration of affordable housing crisis in Davie
- Utilize requirements of Growth Management Act of 1985 (Housing Element)
- Use DCA Secretary Pellam's Ruling on Comprehensive Plan Amendments for MHC Redevelopment

Legal Precedents in Florida

- State Attorney General Opinion (1986 & 2005)
 - MHC cannot be rezoned without adequate replacement housing that is affordable to displaced residents
- DCA Secretary Pelham Position
 - Comprehensive plan amendments to rezone MHC when there is no alternative housing will be found not in compliance by the DCA
- 1000 Friends of Florida Position
 - MHC cannot be rezoned if there is a determination that no alternative housing exists in the jurisdiction (even in the absence of a moratorium)
- Florida's 2nd Judicial Circuit Court
 - Upheld Tallahassee's Inclusionary Zoning Policy
- Inclusionary Zoning
 - Palm Beach County, Key West, Tallahassee, Boynton Beach and Coral Springs
- Linkage Fees
 - Exist in Winter Park, Monroe County and Coconut Creek
 - Proposed in Broward County, Palm Beach County, Martin County, Collier County, Pinellas County, City of Destin

Section 21 - Affordable Housing Trust Fund and Inclusionary Zoning Ordinance 2008-12:

On 4/16/08 the Davie Town Council passed on first reading a new Omnibus Affordable Housing Ordinance, and on 5/7/08 the Ordinance passed on second reading. Highlights of the Ordinance include:

- For all residential developments of ten (10) units or more, at least 20% of the units must be constructed and offered as inclusionary units restricted to occupancy by eligible households for a period consistent with County, State, or Federal guidelines based upon source of funding but no less than 15 years.
- Residential developments that contain inclusionary units may utilize the following density bonus units for each inclusionary unit provided at different household income levels:
 - (1) A very low income household unit qualifies the developer for five bonus market rate units until a maximum of 100% increase over current land use plan designation is achieved through the additional market rate units and inclusionary units.

- (2) A low income household unit qualifies the developer for three bonus market rate units until a maximum of 50% increase over current land use plan designation is achieved through the additional market rate units and inclusionary units.
 - (3) A moderate income household unit qualifies the developer for one bonus market rate unit until a maximum of 50% increase over current land use plan designation is achieved through the additional market rate units and inclusionary units.
- 25% of the inclusionary units shall incorporate Uniform Federal Accessibility Standards (i.e. must be ADA compliant).
 - “Flexibility” and/or “reserve” units and/or affordable housing units allocated pursuant to the Ordinance do not require an amendment to the Broward County Land Use Plan or the Davie Comprehensive Plan, including the certified future land use plan map.
 - Inclusionary units may be included in a residential development or offsite and must be comparable in construction quality and exterior design to the market rate units constructed as part of the development. Inclusionary units may be smaller in aggregate size and may have different interior finishes and features than market rate units so long as the interior features are of good quality and consistent with contemporary standards for new housing.
 - The unit mix (bedroom count per unit) of the inclusionary units must be proportional to the unit mix (bedroom count per unit) of the overall project. When measurements determining the unit mix of inclusionary units result in any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.
 - Residential developments that provide inclusionary units shall be afforded, to the extent possible, expedited reviews by the Department of Development Services for site plans, building permit applications and required inspections.
 - A developer may also satisfy the Inclusionary Zoning requirements by making in lieu of construction of affordable units, a payment into the affordable housing trust fund. For example, in a development of 25 units, the developer would make a payment into the affordable housing trust fund of \$9.00 (nine dollars) per square feet x 1,600 square feet x 25 units equaling \$360,000 (three hundred and sixty thousand dollars).
 - While a provision of the required inclusionary housing units “on-site” is the preferred form of compliance, the Town of Davie may allow other forms of compliance which may include, but are not limited to, the donation of land for affordable housing development, the donation of funding sufficient to develop the required inclusionary units, or the rehabilitation of existing residential units. To exercise this provision, a proposal in the form of a developer’s agreement must be submitted to the Town Administrator or his designee for review and recommendation to the Town Council.
 - No household may purchase or lease an inclusionary unit unless the household is an income-eligible household, and such household must occupy the housing unit as its primary residence.
 - The initial sales price of an inclusionary unit to an eligible household shall be set such that the monthly mortgage payment, including interest and property taxes, permits the unit to be an affordable housing unit for the family size, in accordance with the Town’s affordable housing policies and procedures i.e., 30% of affordable housing.

- Any resale of an inclusionary unit during the fifteen-year period in accordance with the recorded covenant shall be sold to an eligible household. The price must be set such that the monthly mortgage payment, including interest and taxes, permits the unit to be an affordable housing unit for the family size in accordance with the Town's affordable housing policies and procedures.
- Transfers of property under the following circumstances shall be allowed and are not subject to restrictions included in this program provided that the property is still the primary residence of the subsequent owner of record.
 - Transfers by inheritance to the purchaser-owner's spouse or offspring; or
 - Transfers to a spouse as part of a divorce proceeding; or
 - Acquisition of ownership or interest therein in conjunction with marriage.
- Should the owner-occupied inclusionary unit become non-homestead property, the inclusionary unit shall be considered the same as a unit that has been sold and the Town shall be paid the shared equity as if the unit were sold. If the shared equity is not paid the Town within 90 days after notice to the owner of record, the Town may place a lien against the property.

Qualifications for Eligible Households:

- The eligible household must be a first-time homebuyer if purchasing a unit.
- For the purchase of a residential unit, at least one (1) adult member of the eligible household must be employed in the Town of Davie or a resident for one year of the Town of Davie and have been employed for at least one (1) full year prior to any application under the designated affordable housing program.
- For participation in a rental program, at least one (1) adult member of the eligible household must be employed in the Town of Davie or be a resident of the Town of Davie for one year.
- The household income must meet the income criteria for either very low income, low income or moderate income as defined in Section 12-572 of this article.
- The assets of the eligible household must not exceed fifty thousand dollars \$50,000.

The initial priority for inception of the program shall be given to the following:

- Davie Police, Fire Department employees or general employees of the Town of Davie.
- Broward County Public School employees working at a school in Davie.
- Licensed health professionals working in Davie.
- Davie residents currently living in substandard housing or permanently and involuntarily displaced by condominium conversions or mobile home park closures.
- Residents employed by the Town of Davie.
- First time homebuyers who meet income criteria.
- Davie residents currently living in substandard housing, overcrowded units, or cost burdened housing.
- Davie residents permanently and involuntarily displaced.

Affordable Housing Trust Fund:

The funds collected for deposit in the Affordable Housing Trust Fund (AHTF) may be utilized but shall not be limited to the following affordable housing programs:

- Acquisition and construction of affordable housing units;

- Down payment assistance to eligible households;
- Resale gap for inclusionary units;
- Enhancement of county, state and federal affordable housing programs; and
- Rehabilitation of existing affordable housing units.

Section 22 – Requirements for Mobile Home Relocation Assistance Ordinance 2008-18

On 4/16/08 the Davie Town Council passed on first reading a Housing Ordinance that protects the rights of individuals who are displaced by the closure of a mobile home park, and on 5/7/08 the Ordinance passed on second reading. Highlights of the Relocation Assistance Ordinance include:

A relocation report and plan which describes how the mobile home park owner intends to comply with Town, County, and State legislation relating to mobile home relocation assistance must be submitted. The relocation report and plan must provide that the mobile home park owner assist each mobile home park tenant household to relocate; however, no funds shall be required of the mobile park owner other than those presently set by state or federal laws, settlement agreement, voluntary payment or payments made into the affordable housing trust fund pursuant to Davie Ordinance 2008-17.

Such assistance must include providing tenants with an inventory of relocation resources, referring tenants to alternative public and private subsidized housing resources and helping tenants obtain and complete necessary application forms for state or federal required relocation assistance including payment from the State Mobile Home Relocation Trust Fund. Further, the relocation report and plan shall contain the following information:

- Copies of all lease or rental agreement forms the mobile home park owner currently has in place with mobile home park tenants.
- An inventory of relocation resources including available mobile home spaces in a radius of 5 miles of Davie.
- Actions the mobile home park owner will take to refer mobile home park tenants to alternative public and private subsidized housing resources.
- The mobile home park owner will provide information as to how to assist mobile home park tenants to best move the mobile homes from the mobile home park.
- Other actions the owner will take to minimize the hardship mobile home park tenant households suffer as a result of the closure or conversion of the mobile home park.
- A statement of the anticipated timing for park closure.

The Town Administrator or his designee may require the mobile home park owner to designate a relocation coordinator to administer the provisions of the relocation report and plan and work with the mobile home park tenants. The Town Administrator or his designee will confer with such relocation coordinator to ensure compliance with the relocation report and plan and with state and federal laws governing mobile home park relocation assistance, eviction notification, and landlord/tenant responsibilities.

The park owner shall make available to any mobile home park tenant residing in the mobile home park copies of the proposed relocation report and plan. Within 21 days of submittal to the Town Administrator or their designee of the relocation report and plan, a copy of the approved relocation report and plan shall be mailed by the owner to each mobile home park tenant. The mobile home park owner shall notify The Town Administrator or his designee of major changes to the relocation plan.

No mobile home park owner may obtain final approval of a comprehensive plan or zoning re-designation until the mobile home park owner obtains a certificate of completion from the Town

Administrator or their designee. The Town Administrator or his designee shall issue a certificate of completion when the owner has complied with the provisions of this ordinance.

Section 23 - Public and Assisted Housing (BCHA):

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. The BCHA recently repainted all 100 units, upgraded the landscaping, and provided 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 which were used to match the Housing Authority’s CGP funds, for the installation of central air-conditioning at Ehlinger Apartments. This project is complete; 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 2006/07 the BCHA and the Town continued refurbishing and painting both Ehlinger and Griffin Gardens 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).

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.

The current flat rents at Davie’s two (2) public housing projects follow:

<u>Project</u>	<u>Units</u>	<u>1 Bdrm</u>	<u>2Bdrm</u>	<u>3Bdrm</u>
Ehlinger Apartments (Family)	200	N/A	\$545	\$652
Griffin Garden (Elderly)	100	\$495	N/A	N/A

The BCHA administers 4,749 Section 8 Vouchers; and, the Tenant Based Program has 340 families on the Waiting List, which has been closed for 45 months. They also administer 586 Public Housing Units; and, have 371 families on that Waiting List which has been closed for 15 months.

The need for rental assistance in Broward County is critical; and, the Town is very pleased that the BCHA is exploring all options to expand its portfolio of rental housing opportunities. For example, the Town and the BCHA are exploring the redevelopment of Ehlinger Apartments to add additional rental units.

Hurricane Wilma damaged/destroyed 4 units; and, since the new Boys and Girls Club facility was developed adjacent to the project, they no longer need the community facilities. These could be demolished to pave the way for the new construction of 30 rental units. This project is still in the planning phases, but promises to be a wonderful opportunity to provide desperately needed affordable housing to Davie residents. This project is contained in the PHA’s 5 Year Plan for Fiscal Years 2005-2009, as a “mixed-finance” development. They are requesting HUD approval for “Demolition/Disposition” for Ehlinger Apartments FL 29PO790002.

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 2005-2009 identifies the following funds for Davie's two housing projects:

Year Funded	Ehlinger Apartments (FL29-2A)	Griffin Gardens Apts (FL29-6)
2006	\$ 90,000	\$ 75,000
2007	\$ 0	\$ 45,000
2008	\$ 0	\$125,000
2009	\$ 0	\$775,000
2010	\$150,000	\$ 0

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 24 - 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.

On December 6, 2005, the Broward County Board of County Commissioners approved a resolution endorsing "A Way Home" - Broward County Florida's Ten Year Plan to End Homelessness, including chronic homelessness. Over seventy agencies worked in a collaborative effort, to develop this plan. An implementation committee will now be established to involve Federal, State, County and municipal governments and agencies, including law enforcement and corrections, hospital districts, the School Board as well as coordinating agencies such as the Coordinating Council of Broward. Participation from private entities such as the faith community, private landlords, developers and businesses will also be necessary. The Town of Davie supported this 10-year Plan via Resolution 2006-166 adopted on June 21, 2006. Broward County is one of the few communities in the nation with a recurring dedicated funding source for homeless services.

**Broward County, Florida
Ten (10) Year Plan to End Homelessness**

- The U.S. Interagency Council on Homelessness (ICH) and the National Alliance to End Homelessness support and encourage local communities to develop 10-year plans to end chronic homelessness and overall homelessness, respectively.
- In September, 2004, at the Florida Summit on Homelessness in Weston, sponsored by the Coalition to End Homelessness, Broward County announced its intention to join hundreds of other communities in developing a Ten Year Plan to End Homelessness. On February 9, 2005, Mayor Kristen Jacobs reaffirmed this in a letter to ICH Executive Director, Philip Mangano.

- Since September 2005, over 140 individuals, representing over 60 agencies attended workshops, focus groups, weekly steering committee meetings and nine (9) topical committees to develop the proposed plan. The Town of Davie's Housing and Community Development Staff were a part of this process.
- The major feature of the plan calls for the development of 1,200 new units of permanent supportive housing, two-thirds of which would be targeted to the chronic homeless based upon a 2005, point-in-time, analysis of need. The estimated capital development cost is \$43.2 million. Even so, research indicates a cost savings to house and treat the chronic homeless as opposed to the costs of serving them now in emergency rooms and jails.
- Broward County Government is already investing over \$12 million annually (FY05) in general revenue for homeless services. This is leveraged by almost \$9 million of Federal McKinney Vento and State Office on Homelessness funding.
- Implementation of the plan will begin with convening an Implementation Committee after the plan is adopted to create annual action plans and updates. Implementation will require support from federal, state and local governments and agencies, including law enforcement and corrections, hospital districts, the School Board as well as coordinating agencies such as the Coordinating Council of Broward. Participation from private entities such as the faith community, private landlords, developers and businesses will also be necessary.
- Other elements of the plan involve goals and objectives related to: prevention; data collection; access to mainstream resource and discharge planning; affordable housing; shortening the time people spend homeless; street outreach, rapid re-housing; treatment & services and income to pay for housing.

The following is a synopsis of Davie's homeless initiatives:

- The Town of Davie entered into a CDBG Sub-Recipient Agreement in FY 2007/08, with the Hope Outreach Center Inc., a faith-based not-for-profit organization serving Davie's lower-income families @ \$34,000, 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 the past year, 53 clients were assisted with rental payments to avoid eviction, mortgage payments to forestall foreclosures, utility payments, medical payment, and prescription medication for those without insurance, or could not afford the co-payments.
- Following Hurricane Wilma, the Housing and Community Development Department assisted over 2,300 homeless individuals in about 1,100 families that were permanently displaced by the Storm. The staff worked closely with FEMA, SERT, Broward FSC, and local faith-based organizations and other not-for-profits to rehouse Davie's displaced residents. These homeless individuals are still in the final recovery phase and are being case managed to ensure that they can maintain their new permanent housing.
- 36,345 referrals were made in FY 2007/08 to local service providers for special needs or at-risk individuals by the Housing and Community Development Neighborhood Revitalization Program Coordinator and the Neighborhood Resource Specialists.
- On June 21, 2006, via Resolution 2006-166, the Town of Davie supported the Broward County 10-Year Plan to Prevent Homelessness, called "A Way Home".
- The Town of Davie, in conjunction with the Broward County Office of Family Success Centers opened a Family Success Center (FSC) in Potter Park in eastern Davie in

2004/05. 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 \$31,000 in CDBG funds to retrofit the FSC building; and, Broward County provides a full-time 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.

- The Town of Davie using CDBG and General Funds acquired the building located at 4700 SW 64 Avenue (Davie Road) to become the first One-Stop Neighborhood Service Center (NSC). The building is currently under renovation and expected to open in October 2008.
- 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.
- 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 Coalition's planning process.
- A comprehensive referral list was developed for persons requiring assistance through the Housing Assistance Center (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 25 - Section Addressing Other Special Needs:

As previously indicated, there are 100 units of public housing for elderly/disabled residents in Davie that are owned and operated by the Broward County Housing Authority (BCHA). 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 May 2007:

Nursing Homes, Adult Living Facilities, & Group Homes

<u>Facility</u>	<u>Address</u>	<u>Zip</u>	<u>Telephone</u>
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 Avenue	33330	(954) 473-0167
God's VIP Senior Haven, Ltd.	4681 S.W. 66th Avenue	33314	(954) 581-9111

Joan's 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 Villas	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
Absolute Rehabilitation Corp	14024 N Cypress Cove Circle	33325	(954) 588-1453
Helmut Group Homes, Inc.	4098 SW 82 Terrace	33328	(305) 931-1931
Lulu's Group Home II, Inc.	1740 SW 150 Lane	33324	(954) 816-3203
St Hilda's Home Care, Inc.	4250 SW 53 Ave	33314	(954) 583-8638
Sunrise Community, Inc.	8430 SW 55 Ct	33328	(305) 596-9040
Victoria Manor, Inc.	11150 SW 42 Ct	33328	(954) 236-8660
Whispering Oaks	4100 NW 77 Ave.	33024	(954) 450-6012

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. 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 ask 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.

Additional Homestead Exemption for Persons 65 and Older in Davie:

In November 2001 the Town of Davie adopted important legislation to assist elderly homeowners whose gross income is less than \$20,000 per year, by providing an additional Homestead Exemption from Ad Valorem Taxes levied by the town for persons 65 and older. The Town hopes that this will relieve some of the financial burden felt by Davie's senior residents regarding their housing costs.

Section 26 - Available Resources:

The primary funding source for the projects and activities outlined in this Action Plan are the Town's CDBG/HOME/SHIP funds; however, the Town has successfully used these 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, 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.

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.

The Town of Davie provides General funds for the "service delivery" staff, i.e., the Neighborhood Revitalization Program Coordinator and the two Neighborhood Resource Specialists.

Davie Community Redevelopment Agency (CRA): The Davie CRA recently completed an additional 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 DRA), and conventional mortgages are being supplemented with a SHIP subsidy @ \$78,215 per unit, along with a CRA grant of \$51,000 per unit, to lower the cost of each home. Closings took place on June 9th and June 10, 2005, and construction commenced in February, 2006. Regrettably, this project was caught-up in the post Wilma process which significantly affected the cost to produce the homes. The Town was faced with the choice of giving up the project, or coming to the table with additional subsidy. Both the CRA and the Town added sufficient subsidy to the project to ensure its completion, without any additional financial hardship on the income-qualified buyers. The homes were completed and Dedicated in December 2007.

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 facility on a routine basis, so there is a presence in the office.

The Town's Housing and Community Development Director works closely with the COP's to 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 Financing 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 Town 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: 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 successfully uses its HOME funds for a First-Time Homebuyer Program.

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 Housing and 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 Program (Davie CRA)
- Payment of Water-Sewer Impact Fees
- 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): The 1986 Tax Reform Act allows corporations to finance housing developments to receive a dollar for dollar reduction in income tax liability in exchange for the developer's acquisition & 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:

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. 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. Also, as previously stated, in FY 2006/07 the BCHA, with the Town's support, plans to construct 30 new rental units at the Ehlinger Apartments site in Driftwood. These urgently needed new rental units can assist Davie residents who were displaced due to the Hurricanes, Condo Conversions, and/or Mobile Home park redevelopment.

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 centerpiece 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. Each homeowner also received \$12,000 in down-payment assistance through the Town's First-time Homebuyer Program.

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. When the Town's new One-Stop NSC is opened, these services will be transferred to the new facility.

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 in Eastern Davie, this not-for-profit provides information and referrals, emergency assistance, food, and clothing. They will ultimately be housing in Davie's new NSC>

Hope Crisis Pregnancy Center, 2215 So. University Drive in the Promenade West, (954) 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 27 - FY 2008/09CDBG 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.

FY 2008/09 - \$631,945

#2008-1 Emergency Assistance/Homeless Prevention Program \$40,355 - 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)

#2008-2 Foreclosure Prevention/Housing Crisis Program \$30,356 - Provision of emergency financial assistance to eligible lower-income Davie residents, to prevent foreclosures, homelessness and/or address other emergency housing situations, etc., through the Town's Housing & Community Development Department. (Public Service)

#2008-3 Scholarship Program for Target Area Children \$24,081 - Provision of fee waivers/scholarship opportunities for 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)

2008-4 CDBG Target Area Improvement Program \$410,764 as follows: 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. Projects to be considered for use of these funds may include (but in not limited to, improvements to the Orange Park Community Center, 841 SW 133 Avenue, addition of handicapped restrooms and other improvements to the Potter Park Facility at 4302 SW 55 Avenue, gym or covered play area at the Rick and Rita Case Boys and Girls Club, Water/Sewer Impact fees for SW 41 Place in Eastern Davie, and the installation of storm shutters for Griffin Gardens Public Housing Project for the elderly. (Capital Improvements and Street Improvements)

#2008-5 Fair Housing, Citizen Participation & Support Services \$126,389 - 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 28 - Matching FY 2008/09 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 2008/09.

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

Objective #1: Continue using SHIP and CDBG/DRI funds to administer Single-Family Housing Rehabilitation Programs, which enable Davie residents to repair their homes/replace leaking roofs, and implement the new DRI- "Home Hardening Program".

Objective#2: Expand the allocation of SHIP and HOME Funds for the Town-wide First-Time Homebuyer/ Purchase Assistance Program, which enables Davie renters and mobile home occupants to become homeowners.

Objective #3: Ensure compliance with the Town-wide requirement that 20% of all new housing developed, be affordable or workforce housing.

Objective #4: Ensure that the mandatory set-aside of 15% affordable housing for all residential units in the Transit Oriented Corridor (TOC) is achieved.

Objective #5: Continue waiving all planning, processing, and permitting fees, and recreation impact fees for affordable housing projects, and pay or rebate of Water/Sewer Impact Fees for affordable/workforce housing units.

Objective #6: Continue to assist the Community Redevelopment Agency (CRA) in developing new single-family, affordable homes in the Eastside neighborhood of Davie, using SHIP funds for infrastructure improvements and purchase assistance grants to prospective homebuyers.

Objective #7: 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 #8: Develop program guidelines and policies for use of funds deposited into the new Davie's new Affordable Housing Trust Fund, established in May 2008.

Objective #9: Should mobile home parks close for the purpose of redevelopment, implement provisions of new Relocation Assistance Ordinance adopted in May 2008 to help mitigate the impact of displacement on Davie mobile home renters.

Objective #10: 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 provide comparable replacement housing for persons who are involuntarily displaced as a result of condo conversions or mobile home park closures.

Objective #1: Continue to develop recommendations for the Davie Town Council on new legislation, ordinances, resolutions, etc., that further the development of affordable/workforce housing.

Objective #2: Implement the "Tools in the Tool Box" i.e., best-practice recommendations as contained in the Town Council report of December 17, 2008, based on the Mobile Home Task Force recommendations.

Objective #3: Develop criteria for the "Exit Plans" that ensure all involuntarily displaced residents receive assistance to ensure that they do not become homeless, in accordance with Davie's new Relocation Assistance Ordinance adopted in 2008.

Objective #4: Continue to work with not-for-profit agencies to provide financial assistance and counseling to displaced residents.

Objective #5: Develop program guidelines and policies for use of funds deposited into Davie's new Affordable Housing Trust Fund (AHTF) established in May 2008.

Objective #6: Should mobile home parks close for the purpose of redevelopment, implement provisions of new Relocation Assistance Ordinance adopted in May 2008 to help mitigate the impact of displacement on Davie mobile home renters.

GOAL: to implement the 2005 Disaster Recovery Program to assist Davie residents displaced by Hurricane Wilma.

Objective #1: Continue to implement the Mobile Home Repair or Replacement Program, if not completed by September 30, 2008. Use new fully furnished FEMA Mobiles valued at \$50,000, (which the Town secured for \$500 each), to house displaced Davie Hurricane Wilma Victims, who were not successfully rehoused or are still living in sub-standard or over-crowded conditions.

Objective #2: Continue to implement the Relocation/Rental Assistance Program, and provide financial assistance to disaster victims for either replacement housing e.g. rental assistance.

Objective #3: Continue to implement the Home Repair Hardening Program, which is targeted at “hardening” existing single-family homes/townhomes/condos with hurricane resistant materials, e.g. roofing, hurricane shutters, windstorm rated windows.

Objective #4: Continue to implement the Purchase Assistance Program for Mobile Home Owners, which provides down-payment and closing costs assistance for credit-worthy mobile home owners who are seeking to transition to site-built housing.

Objective #5: Provide Generators for Essential Public Facilities, e.g., for EOC's, Emergency Shelters, e.g., Pine Island Community Center, Fire Administration (secondary EOC) Ivanhoe Fire Station #91, and Neighborhood Service Center (NSC).

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: Continue the Fair Housing Education and Outreach Campaign, and look for additional opportunities to expand these programs.

Objective #2: Continue to celebrate National Fair Housing Month each April with appropriate Proclamations and/or Resolutions, PSA's, mass mail-out news articles, and/or paid advertisements in the Sun-Sentinel and other local minority newspapers.

Objective #3: 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.

Objective #4: Expand the Towns annual Fair Housing Poster contest for kids in Davie's community centers and Davie Elementary Schools.

Objective #5: Implement additional new legislation and new programs to create additional affordable/workforce housing opportunities.

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

Objective #1: 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, and participate in regional homeless prevention programs.

Objective #2: Expand the Emergency Assistance/Homeless Prevention Program; and, expand the partnership with not-for profit providers such as HOPE Outreach Center, EASE Foundation, etc., to increase the number of families served.

Objective #3: Manage the new Neighborhood Service Center (One-Stop-Shop) and provide rent-free space to not-for-profit providers, so funds can be redirected to homeless prevention and emergency assistance activities. CDBG and General Funds were used to secure and renovate the facility, which is expected to open in October 2008.

Objective #4: Implement a new foreclosure prevention and emergency housing program which is designed to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.

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 (Orange Park, Driftwood, and the Eastern Target Area). Improvements may include but are not limited to: upgrading/ expanding existing community centers, facilities & parks; new/refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage.

Objective #2: Upgrade and renovate the Orange Park Community Center located at 841 SW 133rd Avenue, by repairing or replacing the roof, and refurbish the interior of the facility.

Objective #3 – Upgrade the facility located in Potter Park a/k/a FSC/EASE Building to provide handicap accessible restrooms and other needed improvements.

Objective #4 – Partner with the Davie CRA for sanitary sewer improvements in the Eastern Target Area along SW 41st Place, by providing payment of the Impact Fees to all income-eligible residents.

Objective #5: To develop a new gymnasium or covered basketball facility for the kids at the Rick and Rita Case Boys and Girls Club in the Driftwood Target Area.

Objective #6 – Partner with the BCHA to provide hurricane storm shutters for the common areas of the Griffin Gardens Public Housing Project for the Elderly, to enhance hurricane protection.

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

Objective #1: Provide opportunities for at-risk youth in the Orange Park Target Area in Western Davie, by providing scholarship to Flamingo Elementary Schools After-School Program as well as the Florence DeGeorge Boys and Girls Club, so that working parents will have free child care.

Objective #2: Partner with Memorial Healthcare Systems (MHS) and the Children's Services Council (CSC) to provide a new teen program called "Youth Force" as well as run a summer program for 50 at-risk youth at the Orange Park Community Center.

Objective #3: To develop a new gymnasium or covered basketball facility for the kids at the Rick and Rita Case Boys and Girls Club in the Driftwood Target Area.

Objective #4: Continue to work with Children's Services Council (CSC), Memorial Healthcare Systems (MHS) and the Davie CRA to expand funding for the MOST Maximizing Out of School Time Programs at the Potter Park Facility and implement a new teen program called "Youth Force" that will serve children from Eastern Davie.

Objective #4: Continue working with the FBI and the FBI Citizens Alumni Academy to provide scholarships for at-risk Davie Teens to participate in the FBI Junior Academy Programs.

Objective #5: Continue working with the Headstart Programs to expand the Love to Read-Love to Achieve Reading Programs in Davie Elementary Schools.

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

Objective #1: Operate the new Neighborhood Service Center (One-Stop-Shop) and provide rent-free space to not-for-profit providers, so funds can be redirected to homeless prevention and emergency assistance for food, medications, clothing etc. This concept of a “one-stop-shop” will provide economic empowerment to Davie residents seeking self-sufficiency.

Objective #2: Continue to work with Memorial Healthcare Systems (MHS) to provide low-cost or free health services to Davie residents living in the Eastern and Driftwood Target Areas, provide back-to-school health fairs, and coordinate mobile healthcare vans for children (Joe DiMaggio) and adults.

Objective #3: Develop a working relationship with the North Broward Hospital District to develop free or low-cost health programs for residents of the Orange Park Target Area in Western Davie.

Objective# 4: Expand the Earned Income Tax Credit (EITC) Program for Davie Target Area residents, coordinate mobile van for free tax preparation, and market program to increase participation.

Objective #5: Work with the Davie Police Department, Community Oriented Policing Unit, on new Crime Prevention Programs, and seek Law Enforcement Trust Funds (LEFT) or other grants to fund new programs to prevent and reduce crime.

Objective #6: Seek private funding or grants for subsidized or affordable child day care programs.

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

Objective #1: Continue to administer and monitor the CDBG Program, implement Neighborhood Revitalization Programs, provide Fair Housing Education and Outreach services, provide homeless assistance, provide housing counseling and related services, etc. designed to promote self-sufficiency,

Section 29 - Geographic Distribution of Funds:

As previously indicated, the Town will attempt to equitably distribute the CDBG funds throughout the three CDBG Target Areas over the 5-year period covered by this Plan. However, conditions will be reevaluated on an annual basis, so that funding recommendations will reflect the current needs of the Target Area.

Eastern Target Area:

- Open and operate the new Neighborhood Service Center (One-Stop-Shop) at 4700 Davie Road to provide rent-free space to not-for-profit providers, so funds can be redirected to homeless prevention and emergency assistance for food, medications, clothing, family counseling, legal aid, job creation and retention programs, etc.
- Renovate the facility in Potter Park to provide handicapped accessible restrooms and make other needed modifications to this public facility.
- Partner with the Davie CRA for sanitary sewer improvements in the Eastern Target Area along SW 41st Place, by providing payment of the Impact Fees to all income-eligible residents.

- Rental housing and home-ownership opportunities for Davie residents, e.g. Town-wide First-Time Homebuyer/Purchase Assistance Program, that enables Davie renters to become homeowners.
- Single-Family (townhomes and condos) Home Repair and Hardening Grant Programs.
- Programs to assist Davie residents who are involuntarily displaced as a result of condo conversions or mobile home park closures, to secure comparable replacement housing.
- Mobile Home Repair or Replacement Program for Hurricane Wilma Victims i.e., funds to repair mobile homes, or, if mobile home cannot be brought up to code (i.e., wind-storm rated) the grant would cover cost to remove sub-standard unit, purchase of new unit, and installation.
- Relocation/Rental Assistance Program for Hurricane Wilma Victims which provides financial assistance to disaster victims for either replacement housing or rental assistance.
- Purchase Assistance for Mobile Home Owners who were Hurricane Wilma Victims i.e., down-payment and closing costs assistance for credit-worthy mobile home owners who are seeking to transition to site-built housing.
- Generators for Essential Public Facilities, e.g., for EOC's, Emergency Shelters, e.g., Pine Island Community Center, Fire Administration (secondary EOC) Ivanhoe Fire Station #91, and Neighborhood Service Center (NSC).
- Implement a new foreclosure prevention and emergency housing program which is designed to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.
- Seek private funding or grants for subsidized or affordable child day care programs.
- Continue to work with Memorial Healthcare Systems (MHS) to provide low-cost or free health services to Davie residents living in the Eastern and Driftwood Target Areas, provide back-to-school health fairs, and coordinate mobile healthcare vans for children (Joe DiMaggio) and adults.
- Expand the Earned Income Tax Credit (EITC) Program for Davie Target Area residents, coordinate mobile van for free tax preparation, and market program to increase participation.
- Continue to work with Children's Services Council (CSC) and Youth Force and Memorial Healthcare Systems (MHS) to expand funding for the MOST Maximizing Out of School Time Programs at the Potter Park Facility.
- Continue working with the FBI and the FBI Citizens Alumni Academy to provide scholarships for at-risk Davie Teens to participate in the FBI Junior Academy Programs.
- Continue working with the Headstart Programs to expand the Love to Read-Love to Achieve Reading Programs in Davie Elementary Schools.
- Work with the Davie Police Department, Community Oriented Policing Unit, on new Crime Prevention Programs, and seek Law Enforcement Trust Funds (LETF) or other grants to fund new programs to prevent and reduce crime.

- Emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Fair Housing Education and Outreach Services, training, and other activities.
- Provision of regional homeless assistance and homeless prevention programs, and local grants for homeless prevention and emergency assistance to forestall evictions or foreclosures.
- Credit repair and enhancement programs to assist families in becoming self-sufficient.

Southern Target Area (Driftwood):

- Open and operate the new Neighborhood Service Center (One-Stop-Shop) at 4700 Davie Road to provide rent-free space to not-for-profit providers, so funds can be redirected to homeless prevention and emergency assistance for food, medications, clothing, family counseling, legal aid, job creation and retention programs, etc.
- Rental housing and home-ownership opportunities for Davie residents, e.g. Town-wide First-Time Homebuyer/ Purchase Assistance Program, that enables Davie renters to become homeowners.
- Single-Family (townhomes and condos) Home Repair and Hardening Grant Programs.
- Programs to assist Davie residents who are involuntarily displaced as a result of condo conversions or mobile home park closures, to secure comparable replacement housing.
- Relocation/Rental Assistance Program for Hurricane Wilma Victims which provides financial assistance to disaster victims for either replacement housing or rental assistance.
- Purchase Assistance for Mobile Home Owners who were Hurricane Wilma Victims i.e., down-payment and closing costs assistance for credit-worthy mobile home owners who are seeking to transition to site-built housing.
- Generators for Essential Public Facilities, e.g., for EOC's, Emergency Shelters, e.g., Pine Island Community Center, Fire Administration (secondary EOC) Ivanhoe Fire Station #91, and Neighborhood Service Center (NSC).
- Implement a new foreclosure prevention and emergency housing program which is designed to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.
- Seek private funding or grants for subsidized or affordable child day care programs.
- Seek financing, grants and partnerships to develop a new gymnasium or covered basketball facility for the kids at the Rick and Rita Case Boys and Girls Club in the Driftwood Target Area.
- Continue to work with Memorial Healthcare Systems (MHS) to provide low-cost or free health services to Davie residents living in the Eastern and Driftwood Target Areas, provide back-to-school health fairs, and coordinate mobile healthcare vans for children (Joe DiMaggio) and adults.

- Expand the Earned Income Tax Credit (EITC) Program for Davie Target Area residents, coordinate mobile van for free tax preparation, and market program to increase participation.
- Continue to work with Children's Services Council (CSC) and Memorial Healthcare Systems (MHS) to expand funding for the MOST Maximizing Out of School Time Programs at the Potter Park Facility and fund similar programs in the other Target areas.
- Continue working with the FBI and the FBI Citizens Alumni Academy to provide scholarships for at-risk Davie Teens to participate in the FBI Junior Academy Programs.
- Continue working with the Headstart Programs to expand the Love to Read-Love to Achieve Reading Programs in Davie Elementary Schools.
- Work with the Davie Police Department, Community Oriented Policing Unit, on new Crime Prevention Programs, and seek Law Enforcement Trust Funds (LETF) or other grants to fund new programs to prevent and reduce crime.
- Emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Fair Housing Education and Outreach Services, training, and other activities.
- Provision of regional homeless assistance and homeless prevention programs, and local grants for homeless prevention and emergency assistance to forestall evictions or foreclosures.
- Credit repair and enhancement programs to assist families in becoming self-sufficient.

Western Target Area (Orange Park):

- Upgrade and renovate the Orange Park Community Center located at 841 SW 133rd Avenue, by repairing or replacing the roof, and refurbishing the interior of the facility.
- Develop a working relationship with the North Broward Hospital District to develop free or low-cost health programs for residents of the Orange Park Target Area in Western Davie.
- Expand the programs for at-risk youth at the Orange Park Community Center in Western Broward e.g., to provide after-school and evening activities for at-risk youth.
- Open and operate the new Neighborhood Service Center (One-Stop-Shop) at 4700 Davie Road to provide rent-free space to not-for-profit providers, so funds can be redirected to homeless prevention and emergency assistance for food, medications, clothing, family counseling, legal aid, job creation and retention programs, etc. Residents of Orange Park are served via Davie's free transit to the Center.
- Rental housing and home-ownership opportunities for Davie residents, e.g. Town-wide First-Time Homebuyer/Purchase Assistance Program, that enables Davie renters to become homeowners.
- Single-Family (townhomes and condos) Home Repair and Hardening Grant Programs.
- Programs to assist Davie residents who are involuntarily displaced as a result of condo conversions or mobile home park closures, to secure comparable replacement housing.

- Mobile Home Repair or Replacement Program for Hurricane Wilma Victims i.e., funds to repair mobile homes, or, if mobile home cannot be brought up to code (i.e., wind-storm rated) the grant would cover cost to remove sub-standard unit, purchase of new unit, and installation.
- Relocation/Rental Assistance Program for Hurricane Wilma Victims which provides financial assistance to disaster victims for either replacement housing e.g. rental assistance.
- Purchase Assistance for Mobile Home Owners who were Hurricane Wilma Victims i.e., down-payment and closing costs assistance for credit-worthy mobile home owners who are seeking to transition to site-built housing.
- Generators for Essential Public Facilities, e.g., for EOC's, Emergency Shelters, e.g., Pine Island Community Center, Fire Administration (secondary EOC) Ivanhoe Fire Station #91, and Neighborhood Service Center (NSC).
- Implement a new foreclosure prevention and emergency housing program which is designed to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.
- Seek private funding or grants for subsidized or affordable child day care programs.
- Expand the Earned Income Tax Credit (EITC) Program for Davie Target Area residents, coordinate mobile van for free tax preparation, and market program to increase participation.
- Continue to work with Children's Services Council (CSC) and Memorial Healthcare Systems (MHS) to expand funding for the MOST Maximizing Out of School Time Programs at the Potter Park Facility and fund similar programs in the other Target areas.
- Continue working with the FBI and the FBI Citizens Alumni Academy to provide scholarships for at-risk Davie Teens to participate in the FBI Junior Academy Programs.
- Continue working with the Headstart Programs to expand the Love to Read-Love to Achieve Reading Programs in Davie Elementary Schools.
- Continue to work with Memorial Healthcare Systems (MHS) to provide low-cost or free health services to Davie residents living in the Eastern and Driftwood Target Areas, provide back-to-school health fairs, and coordinate mobile healthcare vans for children (Joe DiMaggio) and adults.
- Work with the Davie Police Department-Community Oriented Policing Unit, on Crime Prevention Programs, and seek Law Enforcement Trust Funds (LETF) or other grants to fund new programs to prevent and reduce crime.
- Emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Fair Housing Education and Outreach Services, training, and other activities.
- Provision of regional homeless assistance and homeless prevention programs, and local grants for homeless prevention and emergency assistance to forestall evictions or foreclosures.

- Credit repair and enhancement programs to assist families in becoming self-sufficient.

Section 30 - Other Actions:

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

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

- Continue to identify opportunities to expand the supply of decent, safe and sanitary affordable housing in Davie for all income levels.
- Continue working with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- Continue the efforts of the Town's Neighborhood Revitalization Program 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.
- Continue to fund a single-family housing rehabilitation program which helps low-income families to make minor home repairs, and replace existing substandard and leaking roofs, and implement the new "Home hardening" program.
- Continue to participate in regional planning activities through Broward County to 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. The CRA has a goal of 20% of all its residential units to be affordable/workforce.
- 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 2007/08 Action Plan, principally benefit persons of low and moderate income as required by Statute.

Section 31 - Consistency with the Consolidated Plan:

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

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

Organizations seeking a Certificate of Consistency with the Town's Consolidated Plan, are required to submit a written request to the Town's Housing and Community Development 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 32 – Performance Outcome Measurement System

The Town of Davie uses the HUD Outcome Performance Measurement System, as follows:

Activity/Project Name:

Funding Source: _____ CDBG
_____ HOME
_____ SHIP

Objectives:
_____ Enhance Suitable Living Environment through New/Improved
Accessibility
_____ Create Decent Housing with New/Improved Availability
_____ Promote Economic Opportunity through New/Improved Sustainability

Outcomes:
_____ Availability/Accessibility
_____ Affordability
_____ Sustainability

Activity Type:

_____	Housing Rehabilitation	_____	Special Needs
Housing			
_____	Rental Housing Production (HOME)	_____	
_____	Homeownership Assistance	_____	
_____	Community Facilities	_____	Housing
Counseling			
_____	Public Safety	_____	Public Services
_____	Infrastructure	_____	Code
Enforcement			
_____	Lead-based Paint Activities	_____	Water/Sewer
_____	Economic Development	_____	Utilities
_____	Housing for Homeless	_____	Transportation

Indicators:

_____	Number of households assisted	_____	Number of
persons stabilized			
_____	Number of new businesses assisted	_____	Acres-
Brownfield's remediated			
_____	Number of jobs created/retained	_____	Amount of
money leveraged			
_____	Number of units made 504-accessible	_____	Number of
affordable units			
_____	Number of years of affordability	_____	Housing units
for HIV/AIDS			
_____	Jobs with health care benefits	_____	Units for
chronically homeless			
_____	Number of Energy Star Units	_____	Units made
lead safe			
	standards		

Income Levels Served:

_____	30% of median
_____	50% of median
_____	60% of median
_____	80% of median
_____	120% (SHIP Only)

Section 33 - 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:(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 subparagraph 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 (Town of Davie) 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. The 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).

Attachment # 1

Individual Project Descriptions

**Town of Davie
Housing & Community Development
Proposed Project
FY 2008/09**

Project/Local ID #:	2008- 1
Project Title:	Emergency Assistance/Homeless Prevention
Program	
Funding Source:	CDBG \$40,355
HUD Matrix Code:	05 Public Services

Eligibility Citation: 24 CFR 570.201(e)
Proposed Accomplishments: 250 H/H _____ Persons
Start Date: 10/1/08
Completion Date: 9/30/09

Help Homeless: X Yes _____ No
Help HIV/AIDS: _____ Yes X No
Sub recipient: X Yes _____ No

Hope Outreach Center, Inc., a faith-based not-for-profit - 4700 SW 64th Avenue – Suite A, Davie, FL 33314.

Location: _____ Community Wide
_____ Target Areas
 X Limited Clientele

Objectives:
 X Enhance Suitable Living Environment through New/Improved Accessibility
_____ Create Decent Housing with New/Improved Availability
 X Promote Economic Opportunity through New/Improved Sustainability

Outcomes:
 X Availability/Accessibility X Affordability X
Sustainability

Indicator: X Number of persons stabilized

Income Levels Served:
 X 30% of median X 50% of median X 80% of
median

Town of Davie

**Housing & Community Development
Proposed Project
FY 2008/09**

Project/Local ID #: 2008 – 2
Project Title: **Foreclosure Prevention/Housing Crisis Program**
Funding Source: **CDBG \$30,356**
HUD Matrix Code: Social Services
Eligibility Citation: 24 CFR 570. 201(e)
Proposed Accomplishments: _____ H/H 9 Persons
Start Date: 10/1/08
Completion Date: 9/30/07
Help Homeless: _____ Yes X No
Help HIV/AIDS: _____ Yes X No

Location: X Community Wide
 _____ Target Area
 _____ Limited Clientele

Objectives:

 X Enhance Suitable Living Environment through New/Improved Accessibility
_____ Create Decent Housing with New/Improved Availability
_____ Promote Economic Opportunity through New/Improved Sustainability

Outcomes:

 X Availability/Accessibility _____ Affordability X
Sustainability

Indicators: X Number of persons stabilized

Income Levels Served:

 X 30% of median X 50% of median X 80% of
median

**Town of Davie
Housing & Community Development
Proposed Project
FY 2008/09**

Project/Local ID #: 2008 – 3
Project Title: **Scholarship Program for Target Area Children**
Funding Source: **CDBG \$24,081**
HUD Matrix Code: 05 Public Services
Eligibility Citation: 24 CFR 570. 201(e)
Proposed Accomplishments: _____ H/H _____ 65* _____ Persons
Start Date: 10/1/08
Completion Date: 9/30/09
Help Homeless: _____ Yes _____ X _____ No
Help HIV/AIDS: _____ Yes _____ X _____ No
Sub recipient: _____ Yes _____ X _____ No

Location: _____ Community Wide
 _____ Target Areas
 _____ X _____ Limited Clientele -Summer Scholarships

for Youth

and After-School Programs

Objectives:

___X___ Enhance Suitable Living Environment through New/Improved Accessibility
_____ Create Decent Housing with New/Improved Availability
_____ Promote Economic Opportunity through New/Improved Sustainability

Outcomes:

___X___ Availability/Accessibility _____ Affordability _____ X _____
Sustainability

Indicators: Number of households assisted Number of persons stabilized

Income Levels Served:

30% of median 50% of median 80% of median

**Town of Davie
Housing & Community Development
Proposed Project
FY 2008/09**

Project/Local ID #: 2008 – 4
Project Title: **CDBG Target Area Improvement Program**
Funding Source: **CDBG \$410,764**
HUD Matrix Code: Capital and Street Improvements
Eligibility Citation: 24 CFR 570. 201(e)
Proposed Accomplishments: _____ H/H _____ 5,000 _____ Persons
Start Date: 10/1/08
Completion Date: 9/30/09
Help Homeless: _____ Yes _____ No
Help HIV/AIDS: _____ Yes _____ No
Sub recipient: _____ Yes _____ No

Location: _____ Community Wide
_____ Target Areas
_____ Limited Clientele

Objectives:
 Enhance Suitable Living Environment through New/Improved Accessibility
_____ Create Decent Housing with New/Improved Availability
_____ Promote Economic Opportunity through New/Improved Sustainability

Outcomes:

Availability/Accessibility Affordability
Sustainability

Indicators: Number of households assisted Number of persons
stabilized

Income Levels Served:

30% of median 50% of median 80% of
median