

Town of Davie
Housing and Community Development Department
Consolidated Plan for Federal Funds
FY 2012-2017

Table of Contents

EXECUTIVE SUMMARY..... 3

NEEDS ASSESSMENT..... 5

MARKET ANALYSIS..... 12

STRATEGIC PLAN 27

2012-2013 ACTION PLAN 57

I. Executive Summary

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 significant involvement in the settlement. Davie was originally incorporated on November 16, 1925 and was dissolved during the following legislative session to avoid the taxation resulting from incorporation. Davie was reincorporated on June 22, 1961 with less than 2,000 residents.

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 spectators. The Town is committed to addressing the needs of its residents, and strives to balance growth and quality of life.

Consolidated Plan for Federal Funds 2012 to 2017:

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) starting 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 the first three Consolidated Plans were adopted, the majority of the goals and objectives are still generally applicable to the new Plan for FY 2012-2017. The Town of Davie will pursue the following long-range goals and objectives for this Consolidated Plan:

- to rehabilitate, construct and/or expand public facilities and infrastructure e.g., street improvements, improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, the installation or replacement of water lines, and the renovation of existing public (community) facilities, etc.
- to upgrade the existing housing stock and provide loans and/or grants to income-eligible homeowners to make home repairs and replace existing substandard/leaking roofs, 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 or natural disaster.
- 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.

II: Housing Needs Assessment

Housing Needs (91.205)

Housing Needs Assessment response:

Housing Needs

This section summarizes the housing needs of the Town of Davie over the next five years. The quantitative analysis identifies current housing need (2012) and projects future housing need (2016) for the Town. An in-depth explanation of the contributing factors and conditions will be reviewed in later sections (please see the Housing Market Analysis).

Throughout this section, the following critical needs are identified:

Finding #1: Approximately 75 percent of households earning less than 80 percent of the area median income are experiencing some type of housing problem.

Finding #2: In general, low-income families face more housing problems than non-related or elderly households. Almost all of small-related and large low-income families live in substandard, overcrowded conditions or are cost burdened.

Finding #3: Homeowners are less likely to experience housing problems than renters.

Finding #4: Extremely low-income households that are either cost burdened or are living in substandard conditions are on the verge of homelessness. Between 2012 and 2017, it is estimated that this at-risk population will grow from 16,211 to 16,401 households for Davie.

Finding #5: The number of low-income elderly households with housing needs in Davie is expected to grow from 3,968 to 4,014 between 2012 and 2017.

Finding #6: Davie had 14,464 persons living with a disability. Among those households, 39 percent are living below the poverty line.

Finding #7: Currently, the waiting lists for housing assistance in Davie are closed.

Finding #8: 8,500 individuals living with HIV/AIDS in the County were in need of housing assistance, yet only 1,200 received subsidies.

Methodology

Household need is calculated by determining the number of households with any type of housing problem. For purposes of this analysis, housing problems are defined as any occupied units lacking complete kitchen facilities or plumbing, having more than 1.01 persons per room (i.e., overcrowded) or costing more than 30 percent of the occupant household’s income (i.e., cost burdened).

The first step in the analysis was to determine the total number of households between 2012 and 2017. Using the 2010 Census as a basis, the 2012 and 2017 projections were estimated using DemographicsNow data. Next, extremely low-income, very low-income, and low-income estimates were made by applying the 2010 percentage breakdown of each income group to the 2012 and 2017 figures.

Davie Households by Income Category

Income Category	2011 Estimate	2016 Projection
Extremely Low Income	4,238	3,739
Very Low Income	2,814	2,608
Low Income	5,228	4,934
Moderate Income	5,289	5,216
Upper Income	13,394	14,958
Total	30,932	31,424

Source: DemographicsNow

With the availability of household estimates, the subsequent steps utilized Comprehensive Housing Affordability Strategy (CHAS) information to identify housing problems in Davie. The U.S. Department of Housing and Urban Development, in conjunction with the U.S. Census Bureau, provides a CHAS analysis for all local jurisdictions.

CHAS tables disaggregate data by income limits (extremely low income, very low income, and low income), household types (elderly, small related, large related, etc.), housing tenure (renter and owner occupied), and housing problems. All figures are sourced from the 2010 Census.

CATEGORIES OF PERSONS AFFECTED

This section estimates the number and type of families in need of housing assistance over the next five years for extremely low, very low, and low-income household categories.

Household Need by Income

Within this report, area median income (AMI) refers to the median family income established annually by the U.S. Department of Housing and Urban Development (HUD). In 2009, the AMI for Broward County was \$48,772. According to HUD guidelines, low-income households earn less than 80 percent of AMI.

- **Extremely low income:** At or below 30% AMI
- **Very low income:** Between 31% and 50% AMI
- **Low income:** Between 51% and 80% AMI

A summary of the housing need for extremely low, very low, and low-income residents in Davie can be found below. In 2011, it was estimated that 12,280 extremely low, very low, and low-income households experienced some type of housing problem; by 2016, the total will reach 16,399. In all, 76 percent of households earning less than 80 percent of the area median income were expected to experience some type of housing problem.

Housing Need of Low-income Households in Davie (2010–2016)

Income Category	% of Households (2011)	2011 Estimate	% of Households (2016)	2016 Projection
Extremely Low-Income	13.7%	4,238	11.9%	3,739
Very Low-Income	9.1%	5,691	8.3%	2,608
Low-Income	16.9%	2,351	15.7%	4,934
Total (<80% AMI)	39.7%	12,280	35.9%	11,281

Source: DemographicsNow

Extremely Low-income: It is anticipated that in 2012, approximately 6,133 households in Davie will earn less than 30 percent of the area median income. Earning barely sustainable wages (less than \$21,531 for a family of four), these residents can neither afford to own nor rent the median priced unit in the County. (For more information, see the *Housing Affordability* section).

To cope, approximately 64 percent of the residents will spend more than 30 percent of their income on housing costs; 54 percent will spend more than half of the income on housing.

As housing costs continue to increase, affordable options will become increasingly scarce in the future. Noting that the number of extremely low-income households is projected to grow by 106 between 2012 and 2017 and the number of households experiencing housing problems is expected to increase to 6,204 during the same time period, new housing opportunities for the area's most disadvantaged families must be created.

Very Low-Income: Very low-income residents, who earn between 31 and 50 percent of the area median income (\$35,886 for a family of four), are also struggling to afford housing in the County. In five years, the number of low-income households will increase slightly from 5,442 to 5,506. Over half (54%) will spend over half their income to live in their home. Further, approximately 87 percent will experience some type of housing problem. Without adequate help, it is projected that number of low-income households requiring assistance will increase to 4,801 by 2017.

Low-Income: Households earning between 51 and 80 percent of the area median income (\$57,418 for a family of four) represent 25% of the population in Davie. From 2012 - 2017, the number of households is expected to increase from 6,853 to 6,933. With 78 percent experiencing housing problems, low-income families are in dire need of assistance. By 2017, it is estimated that 5,394 low-income households will experience housing problems.

Household Need by Family Size

Small Related Households: Small related households — families of two to four persons — account for 22 percent of low-income households (incomes below 80% AMI) in Davie. The current estimated number of small related, low-income households in 2008 is 4,783. Approximately 87 percent of which — totaling 4,161 households — will experience housing problems. By 2012, the number is expected to grow by 189 households.

Large Related Households: Large related households, which are defined as households consisting of 5 or more persons, have a greater percentage of housing need than any other household type. The high price and limited supply of larger housing units force many families to either live in overcrowded, smaller units or overpriced, larger homes. As a result, a total of 98 percent of large families have some type of housing need.

Household Need by Tenure

According to the Census Bureau, homeownership rates in Davie were at (76.6%) in 2009. Ownership rates for low-income households are lower: 19% for extremely low-income, 21% for very low-income, and 27% for low-income households. In general, homeowners are less likely to experience housing problems than renters. In Davie, 69 percent of low-income homeowners (earning 0-80% AMI) experience housing problems in comparison to 78% of renters for the same income group. The following table summarizes the housing need for renters versus homeowners in

2010, 2012 and 2017.

Housing Need by Tenure in Davie

Occupancy Type	# of Households (2010 Census)	2010 Census (% of HH)	2011 Estimate (% of HH)	2016 Projection (% of HH)
Renter Occupied	7,676	23.4%	22%	21.5%
Owner Occupied	25,061	76.6%	70.3%	70.9%
Vacant	3,099	8.6%	7.8%	7.6%

Source: U.S. Census Bureau, DemographicsNow

Household Need by Race/Ethnicity

In the Town of Davie, there is a disproportionate housing need between racial and ethnic groups. In general, minority households are more likely to experience housing problems. A total of 62 percent of Hispanic households and 54 percent of Black Non-Hispanic households have a housing need compared to only 43 percent of White Non-Hispanic households.

Other Special Needs

Assessing the housing needs of special needs populations is an integral part of developing a holistic and balanced housing plan. Without the vision to address persons in unique circumstances a large segment of the population is left out of the planning process. The *Other Special Needs* section will highlight this segment of the population and provide an accurate depiction of their housing need.

The groups that are addressed in this segment include: elderly and frail elderly households, individuals with disabilities, public housing/Section 8 residents, and individuals with HIV/AIDS and their families.

Elderly and Frail Elderly

According to the American Community Survey, one-fifth of households (8,993) in Davie were headed by a person age 65 or older in 2010. Although 61 percent elderly residents own their homes, many are still facing economic hardships. Town-wide, 28 percent of the elderly population is living below the poverty level. Additionally, 46 percent of owner-occupied and 65 percent of renter-occupied elderly households are cost-burdened. In all, 4,444 elderly households—many of whom are living on fixed-incomes—spend more than thirty percent of their income on housing costs.

Households solely dependent on Social Security are in the greatest danger of becoming cost

burdened. The mean Social Security income in 2010 was only \$13,106. At that level, a single elderly person could only afford \$328 per month in rent, which is far below the median rent for a one-bedroom apartment in the Town (\$1,743 per month).

Housing Need

In Davie, the total number of low-income elderly households (0-80% AMI) is expected to grow from 6,130 in 2012 to 6,202 in 2017. Approximately 65 percent of which is expected to experience some type of housing problem. A detailed breakdown of the number of elderly households with housing need is provided in the table below.

Persons with Disabilities

In 2010, Davie had an estimated 14,464 persons living with disabilities. Individuals with disabilities account for 18 percent of the total population, with the highest prevalence of disabilities affecting seniors. These disabilities range in type and severity and may have varying impacts on people's lives.

Types of disabilities registered in the U.S. Census include: sensory, physical, mental and self-care. Among these, physical disabilities ranked among the highest accounting for 54 percent of the disabled population. This was followed by mental (48%), sensory (44%), and self-care (23%). Many individuals may be afflicted with more than one type of disability, which accounts for the high percentages.

Housing Need

In Davie, 39 percent of the disabled population lives below the poverty level. These populations may find it extremely difficult to transcend their poverty. Depending on the severity of the disability, certain individuals may have trouble maintaining a steady job or place of residence. According to the 2009 American Community Survey, approximately 66 percent of working age persons with disabilities are unemployed. For those that are working, the median earnings are only \$26,297, approximately 23 percent lower than individuals without a disability.

Countywide, over 60,000 households are either headed by a disabled individual or contained a disabled family member. Analysis from the Florida Housing Data Clearinghouse at the University of Florida Shimberg Center for Affordable Housing determined that among households containing a person with a disability, 29 percent are residing in substandard housing and 70 percent are living below the poverty line.

In general, it is difficult to quantify the exact housing needs of the disabled population. Many individuals require little or no assistance in maintaining independence. Others require special attention and the care of professionals. Regardless, it is essential to ensure the accessibility and affordability of housing for this special needs population.

Persons with HIV/AIDS

The number of people living with HIV/AIDS in Broward County has grown at a steady pace for the past two decades, and the Miami Metropolitan Area now has the fourth highest instance of HIV/AIDS in the country. Increases have been especially prevalent in the Black or African-American community, which accounts for over 50 percent of the population living with HIV/AIDS. This number is disproportionate to their overall population, which only accounts for 20 percent of the county's population. In comparison, Hispanics account for 34 percent of AIDS cases and Non-Hispanic Whites account for only 14 percent. In total, 23,341 persons are living with AIDS and 8,236 are diagnosed with HIV in the County.

Davie and the surrounding neighborhoods have some of the highest concentrations of reported adult HIV/AIDS cases in the County. Over the past ten years, there were 3,097 reported AIDS cases and 1,686 reported HIV cases in the area.

Nearly two-thirds of persons living with HIV/AIDS in Broward County are living at or below the poverty level, and 8,500 individuals are in need of housing assistance. Despite the growing number of HIV/AIDS cases and the increase in housing need, limited housing resources are available. In all, only 1,100 units and subsidies are dedicated to persons living with HIV/AIDS⁴. The Town of Davie serves as the HOPWA (Housing Opportunities for Persons With AIDS) for all of Broward County.

Priority Housing Needs (91.215 (b))

Priority Housing Needs

As evidenced by the CHAS special tabulation data, the priority needs in the Town remains affordable rental housing needs. The highest priority continues to address the households that have very low income and are paying more than 50% of their income on housing needs and/or are living in substandard housing.

The medium priority remains assigned to households at 51% to 80% AMI of the median who have less severe. The lowest priority will be to those households with incomes 80% AMI or greater.

Impact of Market Characteristics

The cost of housing and rents has only increased the cost burden of low and very low-income persons, renters, and those with special needs. The market analysis conducted as part of the Consolidated Plan indicates the severity of housing issues for lower income households. These same households are also most susceptible to homelessness. The characteristics identified in the housing market analysis and the clear connection to lower income households is the reason why housing assistance for lower income households is the priority.

Obstacles

The main obstacle to meeting underserved needs continues to be funding. With the increased value

of housing and land, developing new affordable housing units will continue to be an obstacle.

III: Housing Market Analysis (91.210)

The housing market analysis provides an estimate of the current and projected supply of housing in the Town of Davie. In this portion of the analysis, the existing housing inventory is examined, including the type, age, and condition of the existing housing stock. Next, housing occupancy and vacancy rates, housing sales trends and rental housing trends are all analyzed to determine the residential market activity in the area.

Housing Inventory

While the *housing supply* represents the number of units available at any given time, the *housing inventory* refers to the total number of housing units found within the Town limits. In 2010, there were approximately 32,639 housing units in Davie. About half of the units in Davie are single-family units, with 85% of those being detached units. The table below identifies the existing housing in Davie.

Broward County Growth in Housing Inventory from 2006 to 2010

Land Use	2006	2008	2010	% Change 2006-2008	% Change 2008-2010
Single Family	387,460	393,027	389,591	1.44%	-0.87%
Detached	329,531	332,003	323,712	0.75%	-2.49%
Attached	57,929	61,024	65,879	5.34%	7.96%
Multi-Family (3+ units)	383,648	388,277	396,959	1.21%	2.24%
Mobile Homes and Other	25,427	24,503	23,860	3.63%	-2.62%
Total	796,535	805,807	810,388	1.16%	0.57%

Sources: 2011 Broward County Affordable Housing Needs Assessment, Metropolitan Center at Florida International University

The housing inventory in Davie is diversified not only by housing type but also by the age of the housing units. There has been considerable new housing construction in the Town since 2000 with 12,477 new units added. However, the majority of housing consists of units that were built between 1960-1990; about 21,147 units. Figure 2 displays a breakdown of the housing units built in each decade.

Town of Davie Inventory of Housing Units: 2008-2010

2008		2010	
Total	% of Broward Inventory	Total	% of Broward Inventory
40,059	5%	37,306	5%

Sources: 2011 Broward County Affordable Housing Needs Assessment, Metropolitan Center at Florida International University

Housing Conditions

Housing conditions are determined by reviewing the age of the housing stock and identifying substandard housing. It is important to note that while older homes tend to be more affordable, they are also exposed to more housing problems (i.e. deferred maintenance, hurricane vulnerability, and substandard housing conditions). Units built prior to 1978 also run the risk of lead-paint hazards. In the Town of Davie, approximately 9,474 units are at risk.

Housing units are considered to be *substandard* if they lack complete kitchen or plumbing facilities or are *overcrowded* (more than one person per room). The 2009 American Community Survey estimated that 1,582 households were living in substandard conditions in Davie, mostly as a result of lack of access to telephone service.

TABLE 15: Substandard Housing in Davie

Housing Condition	% in 2009	# in 2009
Lacking kitchen/plumbing facilities	0.5	168

Source: U.S. Census Bureau, American FactFinder

Housing Sales Trends

In the first half of the decade, the entire nation recently witnessed an unprecedented housing boom, with appreciation in South Florida drastically outpacing other regions of the country. As property values soared, the median price for a single-family home in Broward more than doubled in five years reaching a high of \$401,100 in May of 2007. The median price for a single family home in August 2011 is \$182,750.

Source: Florida Association of Realtors

Affordability Index for Condominium and Single Family Homes in Davie

	2010 Median HH Income	Affordable Home Price @ Median	Median Sales Price	# of Sales	Afford-ability Gap
Broward					
Condominium	\$48,063	\$144,189	\$74,487	\$11,901	\$69,702
Single-Family	\$48,063	\$144,189	\$191,800	1,185	\$47,611
Davie					
Single-Family (3-BR)	\$58,175	\$174,525	\$190,000	-----	\$15,475
Single-Family (4-BR)	\$58,175	\$174,525	\$445,000	-----	\$270,475

Sources: Florida Association of Realtors; U.S. Census Bureau, American Community Survey 2010

Housing Rent Trends

Rental rates have been much more stable in Davie. According to REIS, Inc., the average rent rose from \$1,135 in 2000 to \$1,198 in 2010 – a 35% increase. Monthly rents in Davie begin at \$1,092 for a studio, \$1,406 for a one-bedroom, \$1,956 for a two-bedroom, and \$3,019 for a three-bedroom apartment.

HOUSING DEMAND

The housing demand analysis examines current and projected housing demand based on a labor market and economic base analysis, as well as population and household trends. Population, industry and job growth will be compared with income and wages to determine the amount individuals and families can spend on housing.

Population Projections

Broward's current population in 2010 (1,748,066) is expected to rise by nearly 1,000,000 people over the next twenty years. Approximately 5% of the County's population resides in the Town of Davie. The table below identifies the 2010 population count, 2015 estimate and 2020 projection for the Town of Davie.

Population Projections for Davie

2010 Census	2015 Estimate	2020 Projection
91,992	96,881	101,700

Sources: U.S. Census Bureau, Florida Housing Data Clearinghouse

According to the 2010 U.S. Census, the major race and ethnicity groups in Davie were: White (56.8%), Hispanic or Latino (29.1%), and Black or African American (7.3%). All other ethnicities accounted for 5 percent of the population.

Minority Concentration

For purposes of this study, **minority concentration** is defined as a census tract with more than 50% minority population. In 2010, two-thirds of the census tracts in Davie were minority-majority neighborhoods (Census Tracts 39.05, 39.01, 39.07, 44.02, 42.02, 44.01, 43.00, and 41.01).

Population by Race (2010)

Census Tract	Minority %
Tract 701.01	30.4%
Tract 701.02	10.8%
Tract 702.03	11.7%
Tract 702.04	2.9%
Tract 702.05	15.9%
Tract 702.06	12.2%
Tract 702.07	12.3%
Tract 703.04	16.6%
Tract 703.05	15.5%
Tract 703.06	2.5%
Tract 703.15	4.2%
Tract 703.16	2.8%
Tract 704.02	2.1%
Tract 705.02	5.0%
Tract 706.00	13.5%
Tract 803.00	9.2%
Town of Davie	19.9%

Source: U.S. Census Bureau

Poverty Statistics

Broward is continually ranked as one of the most poverty stricken counties in the country. Claritas' 2007 Demographic Snapshot Report estimated that 17 percent of families were living below the poverty level in Davie. According to the U.S. Department of Health and Human Services, the national poverty limit in 2009 for a family of four was \$22,050; \$18,310 for a family of three; \$14,570

in a two-person family; and for unrelated individuals, \$10,830. With limited incomes, the 3,016 impoverished families face compounding hardships.

Income Analysis

Within this report, *area median income* refers to the median family income established annually by the U.S. Department of Housing and Urban Development (HUD). In 2009, the area median income for Davie was \$71,772. According to HUD guidelines, low-income households earn less than 80 percent of the area median income.

Low-income Concentration

Town-wide, extremely low, very low and low-income residents accounted for 21,504 households in 2010. For purposes of this study, *low-income concentration* is defined as a census tract with more than 50 percent of the population consisting of low-income households. According to the U.S. Census, over 33% of the residents in half of the Town’s census tracts earned less than 80 percent of the area median income. The census tracts with low-income concentration include 39.07, 42.02, 44.02, 39.01, 39.05, 45.00, and 44.01.

Employment Growth

With a current employment base of 66,506, the Town of Davie continues to be a strong economic force in the state. Approximately 21% of the workforce lies within the Educational, Health and Social Service Industries. Among the leading industries are also Professional, Scientific, Management and Administrative (5,596), Retail Trade (5,056), and Finance, Insurance, Real Estate and Rental and Leasing (3,740).

According to the Florida Agency for Workforce Innovation Labor Market Statistics, approximately 15,063 new jobs will be created each year through 2015. Among the fastest growing jobs are those in Professional, Scientific, and Technical Services and those in Local Government, as well as Administrative and Support Services. The table below identifies the five fastest growing occupations in the County and projects the expected increase in employment through 2015.

Occupations with Largest Projected Growth in Broward County

Occupation	Employment		Job Gain
	2007	2015	Total
Professional, Scientific, and Technical Services	54,680	69,906	15,226
Local Government	90,793	105,988	15,195
Administrative and Support Services	66,571	80,591	14,020
Ambulatory Health Care Services	40,311	51,803	11,492

Food Services and Drinking Places	55,369	65,961	10,592
Educational Services	18,069	24,150	6,081
Merchant Wholesalers, Durable Goods	26,150	30,631	4,481
Insurance Carriers and Related Activities	16,605	20,180	3,575
Social Assistance	11,459	14,996	3,507
Motor Vehicles and Parts	15,925	18,955	3,030
Total	395,932	483,161	87,229

Source: Florida Agency for Workforce Innovation

Occupations with Largest Projected Growth in the Town of Davie

Occupation	Employment		Job Gain	
	2011	2019	Total	%
Trade, Transportation, and Utilities	160,061	176,494	2,054	1.28
Utilities	1,212	1,311	12	1.02
Wholesale Trade	43,107	48,786	710	1.65
Retail Trade	95,155	103,444	1,036	1.09
Transportation and Warehousing	20,587	22,953	296	1.44
Professional and Business Services	119,317	143,697	3,045	2.55
Professional, Scientific, and Technical Services	54,266	66,255	1,504	2.77
Management of Companies and Enterprises	5,138	6,421	160	3.12
Administrative and Support and Waste Management	59,953	71,003	1,381	2.30
Government	99,355	107,139	973	0.98
Education and Health Services	97,936	116,220	2,286	2.33
Leisure and Hospitality	78,211	82,580	546	0.70
Self-Employed and Unpaid Family Workers	59,763	66,038	784	1.31

Financial Activities	53,283	58,799	690	1.29
Other Services (Except Government)	31,327	34,690	420	1.34
Construction	30,521	40,758	1,280	4.19
Manufacturing	24,042	23,271	-95	0.40
Information	16,223	16,743	65	0.40
Total	770,752	867,146	12,049	1.56

Source: Florida Agency for Workforce Innovation

Occupation and Income Analysis

The following Table lists the thirteen industries with the greatest number of persons employed and examines the median wage of each. The leading occupations by industry – Educational, Health and Social Service Industries (9,356), Professional, Scientific, Management and Administrative (5,596), Retail Trade (5,056), and Finance, Insurance, Real Estate and Rental and Leasing (3,740) – account for over fifty percent of the jobs in Broward County. Almost all of those leading occupations, with the exception of registered nurses and sales representatives, earn less than the County’s median wage. The *median wage* in Broward County is \$45,541, which means half of the workforce earns more and half earns less than that amount. The *median household income* in the Town of Davie is \$71,772.

Leading Occupations by Industry in Broward County

Occupation by Industry	Number Employed	% Employment (2010)	Median Annual Wage (2010)
Educational, Health and Social Services	9,356	21.23%	
Professional, Scientific, Management, Administrative, etc.	5,596	12.70%	
Retail Trade	5,056	11.47%	
Finance, Insurance, Real Estate and Rental and Leasing	3,740	8.49%	
Arts, Entertainment, Accommodation and Food Services, etc.	3,625	8.22%	

Construction	3,378	7.66%	
Transportation and Warehousing, and Utilities	2,888	6.55%	
Manufacturing	2,487	5.64%	
Public Administration	2,373	5.38%	
Other Services	2,148	4.87%	
Wholesale Trade	1,907	4.33%	
Information	1,379	3.13%	
Agriculture, Forestry, Fishing and Hunting, and Mining	144	0.33%	
All Occupations	44,077	100%	

Source: Florida Agency for Workforce Innovation and U.S. Department of Labor

HOUSING AFFORDABILITY

The impact of current and projected supply and demand factors on Broward’s housing market are reviewed in the *Housing Affordability* section to determine the level of impact on future housing accessibility, affordability and economic sustainability.

Methodology

For purposes of this report, *housing affordability* refers to the amount, which a household can afford to pay for housing. The standard utilized by most governments and lending institutions is that a household should not spend more than 30% of their gross monthly income on housing costs. Thus, affordable rental rates are calculated by applying 30% of an individual or families’ income towards household expenses.

For homeownership, the rule of thumb used to be that you could afford a house three times your income. However, the increase in housing price has inflated taxes and insurance, which detract from a purchaser’s ability to afford a home. In addition, lending institutions have tightened their mortgage standards, and variables such as interest rates, closing costs, down payment and debt-to-income ratios greatly affect affordability. Thus, the standard no longer holds true.

Therefore, in order to calculate affordability, traditional lending guidelines (housing payment-to-income ratio of 30%) are utilized. Favorable financing terms are applied (fixed 30 year mortgage at 6.5 percent interest with a 5 percent down payment) with an estimate of taxes and insurance included. Private mortgage insurance (often required if your down payment is less than 20 percent of the purchase price) and debt ratios are not factored into the housing affordability calculations.

Affordability Analysis

In order to afford a median priced single-family house in Davie (\$249,000 in February 2012), a household must earn over \$80,000 each year. To purchase a condominium (\$76,000 in February 2012), a household must have an income of at least \$25,000.

Due to the inhibiting costs of property taxes and insurance, many low-income households would not even qualify for a mortgage. This disparity accounts for the overall low homeownership rates in the Town (76.6% from 2005-2009). While the majority of households rent their homes, few can afford the high monthly payments. A household must earn \$61,100/year to afford the average two-bedroom rental apartment in Davie.

The following table analyzes the *affordability gaps* — the difference between what a household can afford and the actual cost of the housing — for households earning up to 120% of the area median income. As illustrated, the market rent is more than double the amount that a low-income family can afford. In order to make the units affordable, low, very low, and extremely low-income households would require \$13,900, \$10,900 and \$6,500 in annual subsidies.

Rental Affordability Gap by Income for Broward County

Income Range	County Median HH Income	Income at Range	Monthly Household Income by Range	Affordable Rent @ 30% of Income	Mean Rent	Affordability Gap
Low Income: (<50% of Median HH Income)	\$48,063	\$24,032	\$2,003	\$601	\$1,253	\$652
Moderate Income: (50 to 80% of Median HH Income)		\$38,450	\$3,204	\$961		\$292

Sources: FIU Metropolitan Center, taken from the U.S. Census Bureau 2010 American Community Survey

Town of Davie Affordability for Existing Single-Family Homes, 2011

	2010 Median Household Income	Affordable Home Price @ Median	Median Sales Price	Affordability/Supplus Gap at Median
3-BR	\$58,175	\$174,525	\$190,000	\$15,475
4-BR	\$58,175	\$174,525	\$445,000	\$270,474

Sources: 2010 Decennial Census, National Association of Realtors, 2011: data found in the FIU Metropolitan Center 2011 Broward County Affordable Housing Needs Assessment

Supply and Demand Assessment

South Florida is one of the least affordable areas of the country, however the home value to income ratio in Davie is very close to what it should be. The median priced housing unit (\$212,404) is almost 3 times greater than the median income (\$71,772). (A normal median home value to median household income ratio should be close to 3:1.)

According to the 2010 Census estimates, cost-burdened renter households in Broward County increased by 48 percent from 2000 to 2010 and extremely cost-burdened households increased by 51 percent during this same time period. A household is considered *cost-burdened* if more than 30 percent of their income is spent on housing. As households adjust to spending more on their housing costs, they reduce spending on other goods and services. Some households are forgoing food, healthcare and other essential needs in order to retain their homes. Many others are losing their homes to foreclosure.

Housing Cost as a Percentage of Housing Income for Broward County

Household Income	All Occupied Units		Owner-Occupied		Renter-Occupied	
	Total	%	Total	%	Total	%
Less than \$20,000:	111,695	16%	61,027	13%	50,668	22%
30% or More	103,850	93%	54,144	89%	49,706	98%
\$20,000 to \$34,999:	110,532	16%	64,851	14%	49,681	20%
30% or More	86,089	78%	44,449	69%	41,640	91%
\$35,000 to \$49,999:	95,439	14%	57,581	13%	37,858	17%
30% or More	56,698	59%	34,199	59%	22,499	59%
\$50,000 to \$74,999:	115,380	17%	78,932	17%	36,448	16%
30% or More	50,606	44%	37,482	47%	13,124	36%
\$75,000 or	202,053	29%	165,741	36%	36,312	16%

more:						
30% or More	33,381	17%	31,512	19%	1,869	5%
Total	686,047	100%	456,732	100%	229,315	100%

Source: FIU Metropolitan Center, taken from the 2010 U.S. Census

The infusion of credit during the housing boom spurred the sub-prime lending market and encouraged aggressive and often unscrupulous lending practices. Low-income families who could not qualify for standard mortgages were the primary victims of predatory lending. As the interest rates on adjustable-rate loans reset, many are having difficulty affording the inflated payments. The result has been a significant increase in the number of foreclosures. According to RealtyTrac, nationwide new foreclosures have decreased by 2.72% since October of 2011. In Florida, one out of every 358 households is in foreclosure. In the Davie MSA, 333 out of 32,639 households (or one out of every 98) are in foreclosure (only about 1%).

Foreclosures

In 2010, Florida had fifteen percent of all foreclosures completed in the United States, the nation's highest share, according to the Joint Center for Housing Studies at Harvard University. Florida has been one of four states that have dominated the foreclosure and delinquency market for years. Robo-signing controversies, in which employees of lending institutions confessed to signing thousands of court documents, without reviewing the details of the cases, are the latest contributors to the instability of the state's housing market.

The general consensus behind the troubled housing market, during the last quarters of 2010, in the Tri-County Region (Broward, Palm Beach, and Miami-Dade counties) is the increase in bank repossessions. In the third quarter of 2010 one of every 41 homes in the region was in some stage of foreclosure. Since then, banks like GMAC and Bank of America halted foreclosure processing to review faulty paperwork; according to an article by Toluse Olorunnipa in Miami Herald. As a result, Broward County foreclosure filings dropped by 68 percent during the first half of 2011.

According to the Broward County Property Appraiser, 337 Town of Davie foreclosures were recorded in 2011, a decrease of approximately 40 percent since 2010 (578 foreclosures recorded). However, sources such as RealtyTrac highlight the decline in foreclosure filings as only temporary, detailing the dismal jobs market as the emerging issue causing delinquent mortgage payments. Additionally, the State of Florida was still ranked among the nation's 10 highest foreclosure ratings (2.06 percent) in the RealtyTrac 2011 Year-End Foreclosure Report.

First quarter reports from the Broward County Property Appraiser's network appear to support the notion that the decline in foreclose filings is only temporary. There have been 3610 countywide foreclosure filings through the first quarter of 2012; there were only 3169 through the first quarter of 2011.

The Housing and Community Development Department continues to respond to this crisis by assimilating resources aimed at foreclosure education and administering programs designed to address abandoned and foreclosed properties. The department has compiled foreclosure prevention information on a Foreclosure Prevention web page (http://www.davie-fl.gov/Pages/DavieFL_HousingCDV/ForeclosurePrevention). The web page brings together both government and non-profit avenues for assistance. The web page also provides an informative outline of the foreclosure process, as well as alternatives for residents facing foreclosure. This

information is also made available to residents in a printable Foreclosure Prevention Resource Guide.

In addition, the Town has created the first Neighborhood Service Center (NSC) which is a One-Stop-Shop for those requiring financial, self-sufficiency, and housing assistance. The NSC centralizes most of the Town’s not-for-profit service providers and resources 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 provides 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 be dedicated to client services. One of the tenants of the Town’s NSC is a HUD approved counseling agency that provides housing counseling and loan modification services to Davie residents.

Public and Assisted Housing

This section reviews eligibility guidelines, identifies assisted housing inventory and outlines local government programs.

Eligibility Guidelines

Specific eligibility requirements and/or income restrictions for assisted housing facilities are determined by the program funding the project. While some developments target special needs populations such as the elderly, homeless or disabled, most housing programs provide assistance to individuals and families earning below 80% of the area median income. Each year, the U.S. Department of Housing and Urban Development (HUD) determines specific income limitations for extremely low, low and moderate-income families based on family size. The chart below illustrates the income limits for Broward County in 2011.

Broward County Income Limits (2011)

Family Size	Extremely Low (<30% AMI)	Very Low (<50% AMI)	Low (<80% AMI)
1 Person	\$15, 850	\$26,400	\$42,200
2 Persons	\$18,100	\$30,150	\$48,200
3 Persons	\$20,350	\$33,900	\$54,250
4 Persons	\$22,600	\$37,650	\$60,250
5 Persons	\$24,450	\$40,700	\$65,100
6 Persons	\$26,250	\$43,700	\$69,900
7 Persons	\$28,050	\$46,700	\$74,750
8 Persons	\$29,850	\$49,700	\$79,550

Source: Broward.org, Broward County Income Category Chart (Effective May 31, 2011)

Note: Based on the 2011 Median Income for Broward County (\$61,800).

Assisted Rental Housing Inventory

Because this document largely deals with housing services, it is important to understand the varying

types of housing arrangements. Below is a delineation of housing categories within the assisted housing inventory:

- **Family:** Housing serving the general population (as well as special needs households) with qualifying income.
- **Elderly:** Units designated for those at least 62 years of age (or in some instances, 55 years and older).
- **Disabled:** Housing units servicing households where one or more person maintains a physical or mental disability.
- **Homeless:** Housing assistance for the homeless.

The following Table details the assisted housing inventory available in the Town of Davie by the population served.

Assisted Housing Unit Inventory in Davie

Population	# of Assisted Units
Elderly	80
Family	976
Disabled	30
Total	1,088

Source: Florida Housing Data Clearinghouse

According to the inventory of assisted rental housing compiled by the Florida Housing Data Clearinghouse, the Town of Davie has 1,088 rental units that have received some type of government assistance. While this analysis provides a basis for understanding the extent and diversity of the assisted housing inventory, it underestimates the total number of assisted housing in Davie. Firstly, only rental housing is considered. Secondly, housing created from local funding sources, such as the Surtax Program, has not been added.

A review of the programs that were included in Table 24 follows:

HOME Investment Partnership Program (HOME): Projects targeting families earning less than 60% AMI can qualify for non-amortized, low-interest loans from the state for acquisition, construction or rehabilitation costs.

HUD Rental Assistance: HUD provides rental subsidies to low-income families through their Section 8 voucher program. Additional rental assistance programs are available for elderly (Section 202) and persons with disabilities (Section 811).

HUD Section 207/223(f): HUD insures mortgage loans to facilitate the purchaser refinancing of existing multifamily rental housing.

HUD Section 236: HUD subsidizes the interest payments on mortgages for rental or cooperative housing owned by private nonprofit or limited-profit landlords and rented to low-income tenants.

Low-income Housing Tax Credits: Both a non-competitive 4% tax credit and a competitive 9% tax credit program is available through the state for new construction, acquisition and rehabilitation of affordable rental housing targeted to households earning less than 60% AMI.

Predevelopment Loan Program (PLP): State program provides below-market interest rate financing and technical assistance to non-profit organizations for pre-development activities to plan, finance and develop affordable housing.

State and Local Bonds: Either the state or local housing authority may issue Multifamily Mortgage Revenue Bonds (typically tax-exempt) to finance below market rate units. While there may be set-aside and/or income requirements, there are no rent restrictions.

State Apartment Incentive Loan (SAIL): Funded through Florida's Housing Trust Fund, the program provides low-interest gap financing to affordable housing developers. Financial assistance for the aforementioned programs is derived from the U.S. Department of Agriculture Rural Housing Service (RHS), U.S. Department of Housing and Urban Development (HUD), Florida Housing Finance Corporation (FHFC), and the Town of Davie.

Expiring Uses

Of the 1,088 assisted units, up to 1,528 are in danger of being lost in the next five years to contract expiration and expiring affordability periods. Still, many contracts are renewed on an annual basis and it is likely that many of these affordable units will not actually be lost.

Homeownership Programs

Similar to rental development, there are a wide variety of homeownership programs. Most offer either direct assistance to the homeowner or land and financial contributions to the developer. Assistance can be in the form of a grant or a loan. Some of the more common programs offered in Florida include the State Housing Initiatives Program (SHIP), Florida Housing Ownership Assistance Program (HAP), Predevelopment Loan Program (PLP) and Community Workforce Housing Innovation Pilot Program (CWHIP). Additional subsidies are also offered through the private sector and local government entities.

While homeownership programs provide assistance for low, moderate and, in some instances, workforce housing, they are not generally considered part of the assisted housing inventory. This is due to the fact that in the absence of resale restrictions, many of the affordable owner-occupied units are quickly lost to the market.

Broward County Housing Authority

The Broward County Housing Authority operates as an independent housing agency with five-member Board of Commissioners appointed by the Governor. The mission of Housing Authority is

to “provide and increase high quality housing opportunities to Broward county residents through effective and responsive management and responsible stewardship of public and private funds.”

Improvements to Housing Authority

The Housing Authority recently completed its 5-year strategic plan and identified the following key goals: to expand the supply of assisted housing, improve the quality of facilities, increase assisted housing choices, promote self-sufficiency and ensure equal opportunities.

Homeless Needs and Facilities

Making sure that there are an adequate number of facilities to care for the homeless is vital for any metropolitan area. As the person or family progresses from basic needs (food, housing, healthcare) they transition into more independent facilities such as transitional housing and eventually permanent supportive housing.

While homeless shelters have been adding units over the years, unmet need in the County is still 50 percent of the total number of units currently available. Of the three types of shelters (emergency, transitional, and permanent), permanent housing for homeless households has been the most successful and is in greatest demand. As a result, Broward County is focusing most of new development on permanent housing. The following chart investigates the homeless housing inventory and unmet housing need in Broward County by type of assistance.

Type of Shelter and Bed Capacity in Broward County (2009)

Type of Housing Assistance	Current Inventory (2009)
Individuals	Number of Beds
Emergency Shelter	N/A
Transitional Housing	1,073
Permanent Supportive Housing	545
Subtotal	1,618
Persons in Families with Children	Number of Units
Emergency Shelter	N/A
Transitional Housing	171
Permanent Supportive Housing	424
Subtotal	595

Source: Florida Housing Data Clearinghouse

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations. This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

General

Executive Summary

The Town of Davie is an entitlement grantee of federal funds. It receives an annual allocation of funding from the Community Development Block Grant (CDBG) program as well as the Home Investment Partnership (HOME) program, which are both made possible through the U.S. Department of Housing and Urban Development (HUD). The Town of Davie also has received Florida's State Housing Initiative Partnership (SHIP) program funding. The Town has been entitled to these funds because its population, housing, and/or demographic characteristics meet the formula requirements needed to obtain funding.

HUD requires that the Town of Davie complete a five-year Consolidated Plan that includes a housing assessment, market analysis and assessment of community development needs. The Town is also required to evaluate the past performance of its 2007-2012 Consolidated Plan. The Consolidated Plan is meant to address the needs of low- and moderate-income persons and families, including homeless individuals. It establishes the Town's program priorities, goals and objectives for community development programs and sets the framework for subsequent one-year action plans that describe specific activities that will be funded through the Town's grant programs.

Entitlement grantees, such as the Town of Davie, develop their own programs and funding priorities. However, they must give maximum feasible priority to activities which 1) benefit low and moderate income persons and households 2) aid in the prevention of elimination of slums or blight, or 3) 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. Urgent needs must have no other financial resources available to meet such needs.

The Consolidated Plan, which also serves as an application for funding, must be prepared and adopted by the Town before the Town receives its allocation of funding from HUD.

Past Performance

Federal and State of Florida resources have aided the Town of Davie in funding and achieving high priority housing and community development goals and objectives that were identified in its 2007-2012 Consolidated Plan.

Some of the accomplishments completed under the Town of Davie's 2007-2012 Consolidated Plan are public service activities, rehabilitation and preservation of owner occupied housing units, multi-family rehabilitation for new rental opportunities, acquisition programs, homeownership assistance, and economic development initiatives for small businesses. All of these activities were targeted to low- to moderate-income households and areas within the Town.

The Town has invested in the public infrastructure of its low- to moderate-income neighborhoods to spur private investment. The Town has also awarded CDBG/HOME funds to support the activities of the local Community Housing Development Organization (CHDO).

Fair Housing Activities

As a recipient of federal funds, the Town of Davie must also do its part to affirmatively further fair housing choice. Fair Housing laws prohibit discriminatory practice in the sale or rental of housing. The Town has retained Housing Opportunities Project for Excellence, Inc. (H.O.P.E.) to complete an Analysis of Impediments to Fair Housing Choice (AI). The AI identified impediments such as residents not wanting certain housing projects located in their neighborhoods. This is also known as “NIMBY” – (Not in My Backyard). The AI indicated there was also evidence of discrimination based on race, disability and familial status. Through a contractual agreement, the Town hired H.O.P.E to complete fair housing education and outreach workshops throughout the Town under the 2007-2012 Consolidated Plan period. Under the 2012-2017 Consolidated Plan period, the Town of Davie will update its AI and determine whether other actions are needed to affirmatively further fair housing choices for all in the Town.

2012-2017 Consolidated Planning Activities

As part of the planning process for the Consolidated Plan, updated housing and homeless information was obtained and assessed to identify any significant change in needs since the 2007-2012 Consolidated Plan was developed. The data provides insight into the current needs of the community. Among housing resources available for review was the 2010 Comprehensive Housing Affordability Strategy (CHAS) data, HUD low- and moderate-income special tabulation data, U.S. Census/American Community Survey (ACS) data, University of Florida Bureau of Business and Economic Research (BEER), Claritas data and information available from the State of Florida Housing Data Clearinghouse.

The Town’s 2007-2012 Consolidated Plan, Action Plans, Consolidated Annual Performance and Evaluation Reports (CAPERS) and appropriate Town staff were also consulted as part of the 2012-17 Consolidated Plan process. In addition, the following local documents were reviewed: the Town’s Local Housing Assistance Plan, Capital Improvement Program, Neighborhood Revitalization Strategy, strategic planning documents, and internal data.

Consultation and Citizen Participation

As part of the 2012-2017 Consolidated Plan process, various agencies were contacted for information related to the plan’s development. In addition, many of the service providers that serve the Town of Davie community outlined their needs in the Town’s annual Request for Proposals process, providing for significant information about the populations served in the Town of Davie.

888

The Consolidated Plan was made available for public comment. Local agencies and service providers had additional opportunities, through the 30-day comment period, to provide input into the development of the Consolidated Plan.

As a recipient of federal funds, the Town of Davie utilized its Citizen Participation Plan. The Citizen Participation Plan sets forth the Town's policies and procedures for involving the community in developing the Consolidated Plan, incremental Action Plans, any substantial amendments to such plans, and for developing the Consolidated Annual Performance Report (CAPER). Below is a summary of all the opportunities for citizen input in the development of the 2012-17 Consolidated Plan.

Summary of Citizen Participation Process Activities

- Community Development Advisory Committee Meeting – April 10, 2012
- Community Development Advisory Committee Meeting – April 19, 2012
- Community Development Advisory Committee Meeting – April 25, 2012
- Pre-Development Public Hearing – April 30, 2012
- Plan Consultation Process – May through July 2012
- Inter-Agency Consultation – May through July 2008
- Publication of Plan for 30 Day Public Comment Period/Including Comment from Other Jurisdictions – May 21, 2012 to June 19, 2012
- Commission Approval – July 18, 2012

Community Profile

The Town is approximately 34.89 square miles and in 2010 had a population of 91,992 persons and 37,309 housing units according to the U.S. Census. Of those housing units, 34,315 were occupied. The Town is home to 3 golf courses and 30 parks, including 10 recreational trails and 8 equestrian trails. The town also takes pride in its Open Space initiative, which identifies and protects from development land such as citrus groves, open pastures, botanical and geological features, and wetlands areas and wildlife sites.

The Town of Davie maintains the image of a "Western" town. A significant portion of the population owns horses, and the town was once home to many herds of cattle, however more recently this practice has been discouraged by commercial and residential development.

Housing Needs & Problems

The Consolidated Plan process requires a comprehensive housing assessment be undertaken to address current housing needs in the Town, including disproportionate needs. The basis of the unit and household information stems from the U.S. 2010 Census. Below are some of the significant findings of the assessment.

Finding #1: Approximately 76 percent of households earning less than 80 percent of the area median income are experiencing some type of housing problem.

Finding #2: In general, low-income families face more housing problems than non-related or elderly households. Almost all of small-related (87%) and large (98%) low-income families

live in substandard, overcrowded conditions or are cost burdened.

Finding #3: Homeowners are less likely to experience housing problems than renters. In Davie, 69 percent of low-income homeowners (earning 0-80% AMI) experience housing problems in comparison to 78 percent of renters for the same income group.

Finding #4: According to the January 2008 homeless census, only 98 homeless persons were living within the Town of Davie – a record low in the Town.

Finding #5: Extremely low-income households that are either cost burdened or are living in substandard conditions are on the verge of homelessness. Between 2012 and 2017, it is estimated that this at-risk population will grow from 16,211 to 16,401 households for Davie.

Finding #6: The number of low-income elderly households with housing needs in Davie is expected to grow from 3,968 to 4,014 between 2012 and 2017.

Finding #7: In 2011, Davie had 14,464 persons living with a disability. Among those households, 39 percent are living below the poverty line.

Finding #8: Currently, the waiting lists for housing assistance in Davie are closed. As of last year, 242 families were on the Public Housing waiting list and 734 families were on the Section 8 waiting list.

Finding #9: In 2011, 8,500 individuals living with HIV/AIDS in the County were in need of housing assistance, yet only 1,200 received subsidies.

Finding #10: Approximately 47,726 units in Davie are at high risk for lead- paint hazards.

Housing Market Analysis

The housing analysis provides an estimate of the current and projected supply of housing in the City of Davie. The housing inventory is examined, including the type, age, and condition of the existing housing stock. Next, housing occupancy and vacancy rates, housing sales trends and rental housing trends are all analyzed to determine the residential market activity in the area.

In 2010, there were approximately 32,639 housing units in Davie. The housing units are on average fairly new, with more than 12,477 (36.15%) of the units built after 1999. About 7,014 (20.32%) of the units were built between 1990-1999 and about 5,548 (16.08%) of the units were built between 1980-1989. Only 27.45% of housing units within the Town of Davie were built before 1980.

(From: http://www.clrsearch.com/Davie_Demographics/FL/Housing-Statistics-Occupancy-and-Year-Built)

Housing units are considered to be **substandard** if they lack complete kitchen or plumbing facilities or are **overcrowded** (more than one person per room). The 2006 American Community Survey estimated that 1,582 households were living in substandard conditions in Davie in 2009, mostly due

to lack of telephone service.

Barriers to Affordable Housing

Some of the barriers to affordable housing identified in the 2012-2017 Consolidated Plan include the high cost of construction, declining incomes, affordability gaps, tightening credit criteria for home mortgages, and lack of incentives to build affordable housing.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Priority is assigned to those needs in which there currently is little or no assistance available to meet the need. The major obstacle that the Town will have in addressing underserved needs in the community is funding. Priority needs are the following:

Non-Housing Activities:

- Child Care Services
- Economic Development
- Employment Training
- General Public Services
- Health Services
- Public Facilities and Improvements
- Repayment of Section 108 Loan Principal
- Senior Programs and Senior Services
- Services to Persons with Disabilities
- Youth Programs

Housing Activities:

- Acquisition and Disposition
- Fair Housing Activities
- Multifamily Housing Rehabilitation
- Owner-Occupied Rehabilitation
- Direct Homeownership Assistance
- Code Compliance

Homeless Activities:

- Emergency Shelter/Transitional Housing
- Homeless Prevention
- Outreach

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Value to Income Disparity

In Davie, the median priced condominium (\$63,617 in 2009) is less than the median income of \$71,772. (A normal median home value to median household income ratio should be closer to 3:1.)

Loss of Decent Affordable Units

The inventory of affordable housing is rapidly decreasing – primarily as a result of market appreciation, conversions and deterioration. Housing prices have doubled in the past five years. As a result, housing costs have increased to the point that once affordable homes are now out of reach for most homebuyers. Without resale restrictions, many of the previously “affordable” units have been flipped and resold at “unaffordable” prices. In addition, thousands of affordable units have been lost to Condominium Conversions. Further, damage and deterioration – often associated with older or less expensive housing – has diminished the stock of safe, decent, affordable housing. Town-wide, 168 units lack adequate kitchen or plumbing facilities. Additionally, close to 700 units in Davie are over 25 years of age, placing them at greater risk of lead paint hazards, deferred maintenance issues, and hurricane damage.

Job Loss

For local business, labor costs are continuing to increase, while profits are diminishing. If the trend continues, many companies will be forced to either decrease wages or downsize. In the Town of Davie, 3,335 men and women are currently unemployed.

Cost of Development

The Town of Davie is situated on 34.89 square miles of land. The escalating cost of real estate makes it difficult to locate affordable sites for development.

Lack of Incentives

The assistance needed in today’s marketplace is far above the amount available through traditional government programs. The gap between the actual cost of housing and the amount that most families in the Town can afford is extensive. As the need grows – both by the number of families requiring assistance and the amount of assistance needed – federal and local funding sources are diminishing.

Government Regulations

Government regulations and requirements play a major role in real estate development. Land use policies and zoning provisions dictate the type and density of housing; permit and code approvals direct project timelines; and impact fees and concurrency requirements determine price costs. All play an important role in the affordability of a development. Each policy can either add significantly to construction costs (and subsequently increase housing values) or if utilized correctly, can give

incentive to developing certain building types (i.e. affordable housing).

Private Lending

The infusion of credit during the housing boom spurred the sub-prime lending market and encouraged aggressive and often unscrupulous lending practices. Low-income families who could not qualify for standard mortgages were the primary victims of predatory lending. As the interest rates on adjustable-rate loans reset, many are having difficulty affording the inflated payments. The result has been a significant increase in the number of foreclosures. In Davie, one out of every 98 households is in foreclosure. Reacting to the rise of foreclosures and the closure of many unregulated mortgage companies, lending institutions have begun to reevaluate risky loans and tighten their lending standards. Recent surveys by the Federal Reserve Board noted that most domestic banks tightened their lending standards on prime residential mortgages, 40% increased standards for nontraditional mortgage products and 56% constricted sub-prime lending. Most conventional home loans today require 20% down payment. The result: less available credit for homeowners. The recent credit squeeze will make it particularly difficult for low-income families to qualify for a mortgage.

Strategy to Remove Barriers from Affordable Housing

The Town of Davie has implemented "the expedited processing of permits for affordable housing projects." This incentive gives priority to designated affordable housing projects when scheduling Pre-Design Conferences with all relevant agencies including but not limited to: Fire, Planning & Zoning, Building, Historic Preservation, Public Works, Americans with Disabilities Act (ADA), and the Housing and Community Development Division of the Neighborhood Services Department. Also, when the plans are ready for permitting, first priority is given to them.

As a recipient of Florida's SHIP funds, the Town of Davie is required to reinstate its Affordable Housing Advisory Committee (AHAC) in 2008. The AHAC is an 11 person advisory board that is charged with the responsibility of reviewing the Town's Comprehensive Plan and affordable housing policies and making recommendations to the Town Commission about how to enhance policies and incentives to promote affordable housing within the Town. The Town is required to submit to the State the committee's updated policy review and recommendations every three years.

Lead-based Paint (91.215 (g))

3-5 Year Strategic Plan Lead-based Paint response:

Lead based paint is defined as paint or other surface coatings that contain lead in excess of limits established under section 302(c) of the Lead-Based Paint Poisoning Prevention Act. Lead-based paint hazard means any condition that causes exposure to lead from lead- contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

By medical definition, **lead poisoning** occurs when lead is swallowed or inhaled and the body's blood lead level reaches 10 micrograms or higher. The result: damage to almost every system in the human body. Long-term exposure is linked to learning disabilities, behavior problems and mental retardation. Even more devastating, elevated blood lead levels can cause seizures, comas and death.

Primary local risk factors leading to lead poisoning include:

- Living in a home built before 1950;
- Living in a recently remodeled home built before 1978;
- Living in central urban area or close to major highways;
- Having a sibling or playmate with lead poisoning; and
- Having been exposed to lead poisoning in another country.

The leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, particularly in homes built before 1950. Approximately 27.45% percent of the housing units in Davie were constructed prior to 1979, leaving 9,474 units at high risk for lead-paint hazards.

Low- and moderate-income residents are at much greater risk of being exposed to lead and other hazardous conditions. Firstly, they tend to occupy older homes (which may contain lead-based paint) because they are more affordable. Secondly, they have less disposable income to ensure proper upkeep and maintenance. As the paint in their home deteriorates, it can emit harmful lead particles into the air and leave behind contaminated paint chips on the ground. Since lead does not decompose naturally, it will continue to cause problems until it is removed.

Small children are particularly vulnerable to the effects of lead poisoning. Not only are they more likely to ingest lead-contaminated chips, but their bodies absorb airborne lead particles much quicker than adults. Further, the ill effects of lead poisoning can be detrimental during the early stages of development. With 8,492 children below the age of 5, this is of particular concern in the Town.

Lead Poisoning Incidents in Broward County by Year (New Cases Among Children Under 72 Months of Age)

2005	2006	2007	2008	2009
22	28	51	21	14

Source: Florida Department of Health Lead Poisoning Prevention & Healthy Homes Program

In order to alleviate and eventually eliminate the problem, local government and health officials have promoted education and awareness, increased surveillance and screening, and encouraged remediation and removal of lead hazards. Through the joint efforts of local government, health practitioners, housing agencies and many other members of the public, the number of reported

ailments has been drastically reduced.

The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971 (Lead Act), which established the current Federal lead-based paint requirements. The new lead-based paint regulation implements sections 1012 and 1013 of this Act. The new regulation appears within Title 24 of the Code of Federal Regulations as part 35 (24 CFR 35.105). This regulation is meant protect young children from the poisoning hazards of lead-based paint in housing that is financially assisted or sold with Federal government resources.

The regulation, which took effect September 15, 2000, increases the requirements in current lead-based paint regulations. The regulation does not apply to housing built after January 1, 1978, when lead-based paint was banned for residential use. Attention is placed on eliminating lead dust and the regulation outlines clean-up and final clearance procedures.

Occupants must receive notification of lead-based paint hazards. In general, for homes built prior to January 1, 1978, all lead-based paint must be either stabilized or removed; and dust testing must be performed after the paint has been disturbed to ensure that a house is lead- safe.

Actions to Reduce Lead-Based Paint Hazards

The Town of Davie will continue to evaluate lead-based paint hazards by contacting the Broward Health Department annually to determine whether any residents have been diagnosed with high levels of lead and where the housing units are located.

As part of any Town administered housing program, the Town will ensure that all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes that were built 1978 and prior to. If abatement is required, specifications by a certified lead contractor will be written and incorporated into rehabilitation specifications to be implemented by the Town with CDBG/HOME funding. These actions will prevent lead poisoning and hazards in the community.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Increasing decent affordable housing opportunities is a priority objective in the Town. The Town currently has programs such as first time home-buyer assistance and multi-family residential rehabilitation all funded from various Federal and Town resources. Maintaining and increasing

affordable rental properties is a priority of the Town. Continuing funding activities and programs will remain a priority.

The following identifies specific goals and housing objectives and funding available. Funding will be available from CDBG, SHIP, HOME and various other resources.

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, E.A.S.E. 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 the maximum amount of funds can be redirected to homeless prevention and emergency assistance activities.

Objective #4: Make referrals to foreclosure prevention and emergency housing programs to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.

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 CDBG, NSP, and CDBG Disaster Recovery 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 NSP 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 that the mandatory set-aside of 15% affordable housing for all residential units in the Transit Oriented Corridor (TOC) is achieved.

Objective #4: Continue reducing all planning, processing, and permitting fees, and recreation impact fees for affordable housing projects, and pay or rebate of Water/Sewer Impact Fees and connection to sewer lateral lines for affordable/workforce housing units.

Objective #5: Continue to work with both the Broward County Housing Authority (BCHA) and the Hollywood Housing Authority, to ensure that sufficient Section 8 Certificates and Vouchers are available to meet the needs of Davie residents.

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

Objective #7: 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.

Funding Sources Available

(Federal) CDBG – Community Development Block Grant. Funds will be used primarily for home repair assistance, purchase assistance and may be utilized for one time emergency assistance needs.

(State) SHIP – State Housing Initiative Partnership. Funds will be utilized primarily for rehabilitation of units in the Town. This is the only funding that will be available for households that are at 80% to 120% AMI.

(Federal) HOME – Home Investment Partnership Funds will be used primarily for the rehabilitation of units. Fund will be set aside for a certified Community Housing Development Organization (CHDO) to undertake eligible HOME

(Local) Redevelopment Agency Funds (RDA) – Through tax increment financing available to the Town Center CRA, funds are available for target areas.

Additional Leverage Resources

Section 202 - Program designed to promote the creation of new units or substantial rehabilitation of units, by non-profit, for housing and related facilities for the elderly, and mentally or physically disabled.

Public Housing Grants – Grants that are provided by HUD to local public housing agencies. Funds are used to construct or rehabilitate publicly owned housing which is rented at below market rate to very low and low income households.

Potential State Leverage Resources

SAIL – State Apartment Incentive Loan program. The program provides low-interest loans on a competitive basis to affordable housing developers each year. This money often serves to bridge the gap between the development's primary financing and the total cost of the development. SAIL dollars are available to individuals, public entities, not-for-profit or for-profit organizations that propose the construction or substantial rehabilitation of multifamily units affordable to very low income individuals and families.

Tax Exempt Bonds – Issued by Florida Housing Finance to provide funding to subsidize units for very low and low-income households.

Town Housing Program/Activities

Housing Rehabilitation

The Town plans to make funds available to very low to moderate-income households for scattered site housing rehabilitation (multi-family properties).

Purchase Assistance (Down Payment and Closing Costs)

The Town plans to make funds available to very low to moderate-income households for scattered site purchase assistance of single-family properties (i.e. condominiums).

Homeownership Counseling

The Town plans to make funds available for the counseling of prospective homebuyers and homeowners. Home Ownership Training will help to assist and prepare homebuyers for the acquisition and ownership of a home. Counseling services will be provided on a group and individual basis covering the following topics: the home buying process, finding money for a down payment, dealing with financial crisis, how to set up a budget, the importance of good credit, dispute resolution, and how to maintain a home. Home Ownership Training must meet the standards set by U.S. HUD.

Multi-Family Acquisition /Rehabilitation

The Town plans to make funds available towards the rehabilitation of vacant multi-family buildings converted into condominium units to be offered through a homebuyer program to income-eligible participants. This program will also target essential personnel (i.e. teachers, nurses, public safety). The Town has also established multi-family rehabilitation financing guidelines for existing debt that helps to make units more affordable.

Needs of Public Housing (91.210 (b))

Section 8 and Public Housing Residents

The Broward County Housing Authority oversees the Town's public housing and private rental housing (Section 8) programs.

Public Housing Need

Currently, the Public Housing waiting lists are closed.

Public Housing Strategy (91.210)

3-5 Year Strategic Plan Public Housing Strategy Response:

The Broward County Housing Authority, which is independent of the Town of Davie, has developed a 2010-2014 PHA Five-Year Annual plan that builds upon existing activities of the Authority. To expand assisted housing, the Housing Authority plans to apply for additional vouchers, leverage private resources, acquire or build units/developments. The Housing Authority intends to increase

management as well as customer satisfaction. It also plans to renovate or modernize public housing units. Mobility counseling, outreach and homeownership, as discussed above, are part of the 2010-2014 Annual Plan.

The Housing Authority provides assistance to the lowest income segment of the population through a variety of initiatives. The HACMB also administers portable rental certificates and vouchers, a homeownership voucher program and a family self-sufficiency program (FSS). The FSS combines Housing Choice Voucher rental assistance, career/educational workshops, and the coordination of services to help families become and remain free of public assistance.

The Housing Authority is currently involved in the construction of new affordable housing for the elderly and rehabilitation of existing a multi-family dwelling. It will apply for any new competitive HUD funds for additional affordable housing, including vouchers. It will also engage in joint ventures or partnerships with both for-profit and not for profit entities to create additional affordable housing opportunities. There are many other goals and objectives outlined in the PHA 2010-2014 Annual Plan.

Homeless

Homeless Needs (91.205 (b) and 91.215 (c))

Priority Homeless Needs

3-5 Year Strategic Plan Priority Homeless Needs Response:

The Homeless Needs portion of the plan describes the nature and extent of homelessness in both the Town of Davie and Broward County. It has been estimated that on any given night in Broward County, there are over 5,000 homeless individuals living on the streets.

The chart below provides characteristics of the roughly 5,000 homeless individuals identified in Broward County. The Town places a high priority to assist the needs of chronically homeless persons.

Broward County Homeless Characteristics (2008)

	Characteristic	Percent
sex	Male	72%
	Female	28%
age	Children (under age 18)	-----
	Adults (18 to 61)	83%
	Elderly (61 and older)	-----
race	Black	37%

	White	49%
	Hispanic	7%
employment	Full Time	22%
	Part Time	12%
	Unemployed	53%

Source: Broward Partnership for the Homeless, Inc.

Homeless Need

According to the latest Continuum of Care analysis completed by the County, there are a large number of unsheltered individuals and families living in Broward County. Most are individuals, but some also consist of families. It has been estimated by the 2009 American Community Survey that there are 1,300 homeless children attending Broward County schools. These families' present unique challenges as children and minors may need additional support when addressing areas of education, mental health, nutrition, and social needs. The table below summarizes the homeless need in Broward County.

Homeless Populations in Broward County (January 2011)

Pop.	Emergency Shelter	Transitional Shelter	Safe Haven	Unsheltered	Total
Persons in Homeless Families with Children	165	358	----	31	554
Homeless Individuals & Persons in Homeless Families w/out Children	826	1,128	35	1,231	3,220
TOTAL	991	1,486	35	1,262	3,774

Source: Point in Time Summary for FL-601-Ft Lauderdale/Broward County CoC

Many circumstances force individuals to become homeless. They range from a lack of work opportunities to unstable mental health. However, those in greatest danger of becoming homeless include extremely low-income households that are already experiencing housing problems. Between 2012 and 2017, it is estimated that this population will grow from 16,211 to 16,401 households for Broward County. (For more information, see *Categories of Persons Affected*). Preventative steps must be taken to ensure their wellbeing and prevent homelessness

The table below quantifies the subpopulations among the homeless. While direct correlations

cannot be drawn from this survey, it is possible to discern that a correlation may exist between negative environmental circumstances and homelessness.

TABLE 29: Homeless Subpopulations (January 2011)

Population	Sheltered	Unsheltered	Total
Broward County			
Chronically Homeless	381	412	793
Severely Mentally Ill	727	233	960
Chronic Substance Abuse	1,022	225	1,247
Veterans	172	221	393
Persons with HIV/AIDS	126	31	157
Victims of Domestic Violence	98	26	124
Unaccompanied Youth	20	6	26
TOTAL	2,546	1,154	3,700
Town of Davie			
Chronically Homeless	21.41	44.56	65.97
Severely Mentally Ill	40.85	53.94	94.79
Chronic Substance Abuse	57.42	70.06	127.48
Veterans	9.66	22.08	31.74
Persons with HIV/AIDS	7.08	8.82	15.90
Victims of Domestic Violence	5.51	6.97	12.48
Unaccompanied Youth	0.51	0.84	1.35
TOTAL	142.44	207.27	349.71

Sources: Point in Time Summary for FL-601-Ft Lauderdale/Broward County CoC, and Taken from "Homeless Trends per 100000.doc"

Priority Needs

The needs of the homeless are a priority for the Town of Davie. Addressing homeless needs is essential to housing and community development efforts. The need to fund homeless shelters with additional beds within the Town limits is also a priority, as is the need for supportive services that address mental, health and economic needs. Highest priority, are the needs of the chronically homeless and those that suffer from mental illness and substance abuse.

Homeless Strategic Plan (91.215 (c))

3-5 Year Homeless Strategic Plan response:

The Broward County Community Homeless Plan is the blueprint for the local continuum of care. The plan indicates goals for emergency, transitional, permanent, and supportive housing. In addition to being a referral strategy, the plan is a "three stage plan" developed to meet the needs of the homeless in Broward County.

- Emergency Housing (Temporary Care) adds new beds in up to three new Homeless Assistance Centers to provide an alternative to sleeping on the street. The Homeless Assistance Center (HAC) is a new concept that provides shelter, showers, clothing, food, mail, telephones along with counseling and the development of a "case plan" for each individual. A homeless person's stay in such a center would be "short-term" – approximately 60 days. A Homeless Assistance Center (HAC) is the "intake" facility for those entering the "system of care" and provides the needed stabilization and needs assessment.
- Transitional Housing (Primary Care) provides a six to nine month stay with a focus on intensive case management, to include treatment, rehabilitation, employment, and job training. This care is specialized treatment (mental health; substance abuse; separate programs for men, women and children, AIDS patients, etc.) with the goal of preparing individuals to be self sufficient.
- Permanent, Supported Housing (Advanced Care) provides supported long term permanent housing such as church assisted housing, single-room occupancy (SRO), voucher-based programs, scattered site leasing, etc. Programs providing move-in assistance are also available.

Town of Davie Local Strategies

Davie does not have any homeless facilities within its boundaries. Priority Homeless Needs specific to Davie include:

- Emergency Shelter/Transitional Housing
- Homeless Prevention
- Outreach

The Town of Davie intends to support homeless initiatives and outreach efforts that promote homeless prevention and the ending of chronic homelessness by 2017. This includes initiatives and efforts such as preventing homelessness, outreach/assessment, emergency services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The Town will utilize the referral system and network available through the continuum of care and its own Office of Homeless Coordination.

The Town will fund public services for homeless individuals and/or families, and/or interim assistance for the prevention of homelessness. There are numerous services available within the Town for the homeless, the near-homeless and service providers are encouraged to submit proposals for CDBG public service funding that address homeless needs in the Town.

Community Development

Community Development (91.215 (e))

3-5 Year Strategic Plan Community Development response:

Priority Non–Housing Community Development Needs

The following section addresses non-housing community development needs in the Town of Davie. In general the Town's priority non-housing community development needs have been public facilities/infrastructure improvements and public service needs. Through the 2012-2017 Consolidated planning process the Town of Davie has identified priority needs and a community development needs worksheet can be found under the Exhibits section of the Consolidated Plan. Public service activities that assist youth, elderly, homeless, special needs, will continue to be priority.

Public Facilities and Infrastructure Improvement

Activities such as senior centers, community centers, youth centers, neighborhood facilities, recreational facilities, and water sewer projects are classified as physical improvements that benefit the area. These improvements should benefit low to moderate-income persons. These activities can be undertaken in low to moderate- income areas or public facilities can be constructed where it is clear the presumed beneficiaries are low to moderate-income. Specific public facilities and infrastructure improvements have been identified on the needs worksheet.

The use of CDBG funds can be leveraged against available resources from the Town's Community Redevelopment Area Tax Increment Financing, Capital Improvement Program, Enterprise Zone, or private investments to carry out activities within the community. CDBG funds are not meant to replace an existing funding source but rather to serve as catalyst for projects that would not be accomplished without the assistance of the CDBG program.

Basis for Priority: The Town has an approved NRS for the area specifically designed to improve the area to help sustain the overall economic vitality of the Town.

Obstacles: Funding to address the many needs of the area. The various needs of the community such as economic opportunity, housing, and legal issues may serve as an obstacle to attracting private investment needed to help revitalize it. Cost of homeownership is out of reach for many low-income persons. The lack of ownership may thus continue to reduce the stability of the community.

Basis for Priority: The key to revitalizing a community and attracting private investment is for the City to invest in its infrastructure.

Obstacle: Funding.

Public Service Needs

Activities such as outreach, counseling, substance abuse, childcare services, outreach activities, and training are generally considered public service activities.

These funds are subject to a 15% cap under the CDBG program. Some of the services addressed as priority includes:

- Child Care Services
- Economic Development
- Employment Training
- General Public Services
- Health Services
- Public Facilities and Improvements
- Senior Programs and Senior Services
- Services to Persons with Disabilities
- Youth Programs

Basis for Priority: Each year, during the Town's Request for Proposal process, the majority of applications received are public service based.

Obstacle: Funding, capacity of service providers and possible unnecessary overlap in delivery.

Performance Measures and Community Development Objectives

In March 2006, HUD finalized a national outcome performance measurement system and began requiring its use by grantees to enable HUD to collect information on the outcomes of activities funded with CPD formula grant assistance. While the Town has local objectives, all activities must tie into the national outcomes and objectives provided by HUD. Those objectives are linked to HUD's strategic plan for 2006 to 2011 to expand access to affordable housing, foster suitable living environment and expand economic opportunities.

The potential outcomes include: availability/accessibility, affordability and sustainability. The accomplishments data is entered into the Integrated Disbursement and Information System (IDIS) and will be aggregated at the national level to provide HUD with the information necessary to show the national results and benefits of the expenditure of federal funds using CPD formula grant programs. The community development objectives of the Consolidated Plan are a continuation of the Town's existing objectives as the Town continues to undertake projects geared toward addressing its priority needs.

Local Objectives

- | | |
|--------------|---|
| Objective #1 | Improve Health, Safety, Welfare, Recreational and Other Opportunities |
| Objective #2 | Revitalize Neighborhoods |

Objective #3	Creation and/or Retention of Jobs
Objective #4	Provide for Affordable Housing Opportunities
Objective #5	Provide Services for the Homeless Population and Persons At Risk of Becoming Homeless
Objective #6	Provide Public Services to Low/Moderate Income Residents
Objective #7	Leverage Federal Dollars to Encourage Private Development
Objective #8	Ensure Compliance with Equal Opportunity and Fair Housing Laws
Objective #9	Remove Architectural Barriers
Objective #10	Continue to Provide Planning and Administrative Support
Objective #11	Discourage and/or Minimize Displacement and Ensure Adequate Benefits
Objective #12	Provide Assistance as Needed to Threats to Public Health, Safety, or Welfare
Objective #13	Eliminate Slum and Blighted Conditions
Objective #14	Encourage the Preservation of Historic Structures
Objective #15	Provide Affordable Child Care Services

Anti-Poverty Strategy (91.215 (h))

3-5 Year Strategic Plan Antipoverty Strategy response:

The poverty level as defined by the Office of Management and Budget and revised annually refers to the Census Bureau poverty thresholds. The Census Bureau poverty thresholds are the federal government's official statistical definition of poverty.

The Town of Davie's Anti-Poverty Plan is focused on the most vulnerable. Primarily, they are the individuals living at or below the poverty line. This segment of the population has the highest incidence of poverty and is the most likely to benefit from a concentrated effort to increase economic opportunities in Davie.

The Anti-Poverty Plan is intended to increase incomes and job opportunities for low-income households. Davie's economy relies on lower paying service-sector and seasonal tourism-oriented jobs. Many of these jobs are open to people with low skills and low educational attainment. In response to the Welfare Reform Act, the Town of Davie focused its core to combat poverty and focused on the creation of secure, well-paying jobs. Implementation of these anti-poverty efforts remains a cooperative effort between the Town, the local business community, community development agencies, nonprofit organizations, the Town's designated CHDO, the Broward County Housing Authority, and other service organizations.

A major objective of the Town's economic development activities is the stimulation of economic revitalization and job creation by facilitating business development and expansion, job creation/retention, encouraging private development through public support, and carrying out housing and neighborhood revitalization. The development of conventional quality hotels is an

economic development objective, which is an example of business development that provides significant employment opportunities for persons entering the job market.

The purpose of this strategy is to link individuals and families to the programs and services available to them and to build upon existing anti-poverty program infrastructure. External factors that impact the economy will have an impact on the resources and programs available to move individuals towards economic self-sufficiency as well as jobs available. These factors can also have an impact on affordable housing. However, even with negative external factors the overall goals, objectives/policies will remain the same as programs and activities are adapted to reflect market change. The Town will continuously seek out opportunities that support or improve its anti-poverty strategy.

Special Needs

Specific Special Needs Objectives (91.215)

3-5 Year Non-homeless Special Needs Analysis response:

The Town addresses special needs objectives through the public service dollars it makes available each year. It also addresses the needs of the special needs communities through improvements to public facilities that serve special needs. Also the Town will make funds available for special needs housing projects.

Public service and facilities objectives were delineated in the non-housing community development section of this plan. Special needs housing are addressed in the housing strategy of the document.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

3-5 Year Non-homeless Special Needs Analysis response:

Priority and Basis

The housing assessment discussed earlier in the 2012-17 Consolidated Plan indicates how many non-homeless special needs exist within the Town and how these residents are impacted by various housing problems. The number of non-homeless special needs is also summarized in the worksheet table under the “Exhibits” section of document.

As indicated in the assessment, one-fifth of the Town’s households are headed by a person 65 years or older and more than half are cost burdened. The burden of housing leaves many other needs unaddressed. The needs of the elderly and frail elderly are a priority in the Town.

Approximately 18 percent of the population has a disability. The highest prevalence of disabilities

exists among seniors. Most of the disability is physical. The needs of the disabled are a priority.

Obstacles

The major obstacle in meeting the needs of the non-homeless special needs populations is funding and a potential decrease in funding for non-profits. A decrease in funding will lead to fewer services provided to the community and may result in more wait-list type situations for the services to be offered.

Housing and Supportive Services – Facilities and Programs

Supportive housing and social services for special needs residents, including housing for persons with disabilities or HIV/AIDS, are provided by the Town, County, local housing authorities and numerous nonprofit organizations. Primary programs are listed as follows:

Shelter Plus Care Program

The Shelter Plus Care Program administered by the Broward County Housing Authority provides housing assistance to homeless individuals or families who have a permanent disability, such as mental illness, substance abuse and/or HIV+/AIDS. The goal of the program is to provide self-sufficiency to the residents.

Veterans Assisted Supportive Housing Program

The Broward County Housing Authority, in conjunction with the U.S. Department of Veterans Affairs provides 50 rental vouchers to homeless veterans with severe psychiatric or substance abuse disorders.

HOPWA-Supported Housing

The county-wide HOPWA Program is administered by the Town of Davie. The goal is to assist program participants in achieving and maintaining housing stability so as to avoid homelessness and improve their access to, and engagement in, HIV/AIDS treatment and care. Local HOPWA funds are directed towards long-term rental assistance, project-based rental or operating assistance and, when funds allow, capital funding for rehabilitation or new construction (new construction limited to single-room occupancy units and community residences).

Approximately 1,000 households (well over 3,000 persons) are provided long-term tenant-based rental assistance and the support of housing specialists. Sixty (60) households are provided subsidized project-based housing. An additional thirty-one (31) units of housing, built in part with HOPWA funds, are restricted to housing only for persons living with AIDS.

Assisted Living Facilities

Summerlake:

Stirling:

Stirling II:

Stirling Road Apartments:

Federation Gardens of Davie:

Circle L Apartments:

Cameron Cove:

East Village:

Town Park Crossing:

Trotters Chase:

Tenant Based Rental Assistance

The Town does not currently have a tenant based rental assistance program funded from HOME. However, with such a large presence of cost burdened elderly households on fixed incomes, the Town may undertake a tenant based rental assistance program in the future.

Housing Opportunities for People with AIDS (HOPWA)

3-5 Year Strategic Plan HOPWA response:

The Town of Davie receives and administers HOPWA funds for the Davie metropolitan area. Local HOPWA funds are directed towards long-term rental assistance, project-based rental or operating assistance and when funds allow, capital funding for rehabilitation or new construction (new construction limited to single-room occupancy units and community residences).

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

The Town of Davie does not receive HOPWA funding directly. Broward County is responsible for administering the HOPWA program for the county, and also identifies HOPWA program objectives. The Town will support housing and other initiatives for persons with HIV/AIDS through appropriate public service/public facilities funding.

General Questions

Basis for Allocation

Housing is a high priority need. The large number of very low- and low-income households in the Town serves as the basis for allocating funds to housing projects for those 80% AMI or lower. The areas where there is a concentration of low-income and minorities are also the areas that require revitalizing, hence projects geared toward improving public facilities and other physical improvements are also a priority. In an effort to not promote the concentration of low-income and minorities in any one area, the Town has allocated much of the housing funds to target projects on a Town-wide basis. The needs identified in the Consolidated planning process indicate public service is a priority for fund allocation as well.

Obstacles

The obstacles to meeting underserved needs will continue to be funded. There is generally more demand than supply of funding to address underserved needs.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response

Lead Agency

The Town of Davie Housing and Community Development Division, which is part of the Neighborhood Services Department, is charged with the responsibility of administering Federal and State programs that are meant to develop decent affordable housing and revitalize urban neighborhoods through community and economic development initiatives.

The Planning Process

The Town has established housing, community, and economic development priorities through a variety of planning activities that include its previous Consolidated Plan, Comprehensive Plan, redevelopment plans, community surveys and Local Housing Assistance Plan. In addition to these resources, the Town of Davie annually requests proposals for housing and community development projects, which are reviewed by the Town's Community Development Advisory Committee (CDAC).

The CDAC reviews funding requests for the CDBG program. The CDAC is a 14-member volunteer board appointed by the Town.

The updated data for the Town's 2012-2017 Consolidated Plan was gathered from various sources including, but not limited to, the Comprehensive Housing Affordability Strategy (CHAS) data, HUD low- and moderate-income special tabulation data, U.S. Census data, the Florida Clearinghouse, University of Florida Shimberg Center and Claritas.

Consultation – Agencies and Service Providers

Consultation with local service providers and agencies is a critical part of the Consolidated Plan process because it helps identify where needs exist in service delivery. It also indicates where there is room for coordination of services or where existing services in the community can be supported through federal resources.

As part of the 2012-2017 Consolidated Plan process various agencies were contacted for information necessary to develop the plan. Many of the service providers that serve the community outlined their needs in the Request for Proposals process.

The Plan was made available for public comment. Agencies and service providers had additional opportunities, through the 30-day comment period, to provide input into the development of the 2012-17 Consolidated Plan.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.

A summary of citizens comments can be viewed under Exhibit.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Citizen Participation Plan Process

The Town of Davie followed its established Citizen Participation Plan that is in accordance with the rules and regulations set forth in 24 CFR Part 91.105. As a recipient of federal funds, the Town of Davie must implement a Citizen Participation Plan that sets forth the Town's policies and procedures for involving the community in developing the Consolidated Plan, incremental Action Plans, any substantial amendments to such plans, and for developing the Consolidated Annual Performance Report (CAPER). Below is a summary of all the opportunities for citizen input in the development of the 2012-17 Consolidated Plan.

Summary of Citizen Participation Process Activities

- Community Development Advisory Committee Meeting – April 10, 2012
- Community Development Advisory Committee Meeting – April 19, 2012
- Community Development Advisory Committee Meeting – April 25, 2012
- Pre-Development Public Hearing – April 30, 2012
- Plan Consultation Process – May through July 2012
- Inter-Agency Consultation – May through July 2008
- Publication of Plan for 30 Day Public Comment Period/Including Comment from Other Jurisdictions – May 21, 2012 to June 19, 2012
- Commission Approval – July 18, 2012

Citizen Participation Comments

CDBG Predevelopment Public Hearing

EASTSIDE

Problems or Issues

- Lack of Senior Citizen Housing
- Lack of Veterans Housing
- Location for people to complete their GED or Trade school or adult reading classes inside the Eastside Community
- Free transportation to complete their GED or Trade School
- There is no bus that goes down Griffin Road, not even Broward County Transit
- The Broward County Transit bus stops going on Davie Road at 6:00PM
- Transportation is ignoring the Eastside
- Street lighting on 37th Court
- Street lighting, water lines, and sewage are very unhealthy for this area
- Gas lines are terrible here
- Pole owned by AT&T on street easement at 37th Street, near 58th is at least 10 years old
- Need free Wi-Fi in the neighborhood

Solutions

- Build a resource center for eating, social services, vocational, resources, Wi-Fi, and computers
- Computers for Shea Difton (Parks and Recreation)
- Pie and Cake suppers to raise money for the community
- There are a ton of things going on in Davie, but not in this neighborhood
- A neighborhood that belongs to the neighborhood
- Beautification and uniformity in upkeep of the neighborhood. Help people improve their homes if they are on a low fixed income.

DRIFTWOOD

- Fencing around individual homes in Harmony Village
- Widen Davie Road extension to 4 lanes

- o Roadway may be Hollywood
- Bench for bus in front of workforce one
 - o May belong to Hollywood
- Speed bumps in El Jardin
 - o Private property
- Public Pool for Driftwood Community
- Continue the street through East Village to help with traffic
 - o May belong to Housing Authority
- Playground equipment inside the developments
- Increase lighting

Orange Park

- Need traffic calming solutions (mainly on 9th street)
 - o Speed bumps
 - o Kids at play signs
 - o Lower the speed limit
 - o Roundabout at 8th Street and 130th

§ Informed that they are working on getting a traffic light at 8th and Flamingo

- Fill the canal. There has been 3 feet of erosion in the past 5 years
- Replace wooden FPL poles with cement poles
- New sewer plant so they do not need Sunrise water
- Mobile Home Repairs
- Roads are flooding in area
- Roads bubble when flooding, recently there was a sink hole in the area

- Many potholes in the area
- Want a Tree Removal Program to remove dangerous trees, especially if they would do damage in a hurricane
- Vermin or Pest removal for abandoned or demolished mobile homes

Summary of Efforts to Broaden Citizen Participation

Notices of all public hearings were published at least two weeks prior to the hearings, in a non-legal section (i.e. display advertisement) of at least one newspaper of general circulation. The Request for Proposals application process was also published in a non-English newspaper.

In addition to the two public hearings required to be held regarding the 2012-2017 Consolidated Plan (one at the pre-development stage and one after the plan is drafted, but prior to adoption), Town staff met as necessary with the Community Development Advisory Committee (CDAC). The CDAC is a 14-member volunteer board that is appointed by the City Commission. The CDAC members reviewed CDBG project funding requests.

Any comments received from the public pertaining to the Consolidated Plan/Action Plan will be addressed in format prescribed the Town's Citizen Participation Plan. Written comments received are included under "Exhibits".

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Institutional Structure Defined

The Housing and Community Development Division serves as the lead agency.

The Town previously collaborated with the other local entitlement jurisdictions of Broward County.

Strengths & Gaps in the General Program Delivery

The strength in the delivery system is that the various entities are established and have experience in carrying out a wide variety of housing and community development projects. Where there are opportunities to improve the delivery system, the Town of Davie will continue to provide technical assistance and training to its non-profit housing and social services providers to develop and enhance the Town's collective delivery systems.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

The overall standards that will be used to monitor the management and implementation of the Town's Consolidated Plan are the applicable laws found in the Code of Federal Regulations, Title 24 which pertains to HUD. In addition, policy memorandum and notices issued by HUD and consultation with the Town's Field Office Community Planning and Development representative will serve as guidance in maintaining and monitoring program compliance. HUD's Community Planning and Development Office has developed a monitoring guide that it uses to monitor grantees. When appropriate the Town will refer to this guide. Other applicable regulations and policies such as those from the Department of Labor, U.S. Office of Management and Budget, Office of Fair Housing and Equal Opportunity, and Department of Environmental Protection Agency will also be used as the standard for any monitoring tools and procedures developed for housing and community development programs.

Some of the monitoring tasks performed by the Housing and Community Development Division include the following:

Procurement

The Town will follow its procurement procedures for the use of additional contractors needed to carryout programs.

Fiscal Management

The Town will maintain designated positions to oversee fiscal management and program expenditures.

Technical Assistance

To ensure that activities are carried out in compliance with federal regulations, when technical assistance or training is appropriate it will be provided.

Performance

Sub-recipient and vendor files for performance will be maintained. Operational procedures, performance guidelines will be established and utilized and made clear in any binding agreements.

Timeliness

The timely expenditure of funding on eligible programs is an important element of the Consolidated Plan. Projects and activities will be monitored to ensure they begin and are implemented in a timely manner.

Sub-recipient Monitoring

The Town will enter into binding sub-recipient contract agreements with organizations receiving federal funds. These agreements provide a basis for enforcing the goals and objectives of the Consolidated Plan, the federal rules and regulations, and the time frame to achieve the stated accomplishments. The agreements contain remedies in the event of a breach of the provisions by the sub-recipient parties.

The overriding goal of sub-recipient monitoring is to ensure that services are provided as prescribed in the sub-recipient contract and to identify deficiencies and remedial actions. The emphasis is on prevention, detection and correction of problems. All monthly and quarterly reports submitted by the sub-recipients will be thoroughly examined to ensure compliance. Furthermore, on-site technical assistance visits and monitoring visits will be performed throughout the program year. Communication is the key to a good working relationship with the sub-recipient agencies. Monitoring is an ongoing process involving continuous sub-recipient communication and evaluation. The staff of the Housing and Community Development Division is experienced in sub-recipient monitoring criteria and techniques.

IDIS Disbursements

The Town will have formal procedures outlining IDIS disbursements and payment requests. This will include reviews to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations as authorized.

Plan Amendments

If there are any proposed changes to the Consolidated Plan, the Town's Citizen Participation Plan will be followed and Plan amendments will be forwarded to the Town's CPD representative at the Davie Field Office.

Performance-Based Measurement System

In accordance with HUD's adoption of a performance measurement system that monitors program productivity and impact from a national perspective, the Town of Davie will evaluate the performance of its programs based on the national agreed upon indicators that link the goals, objectives, inputs and outputs of the projects implemented. The Town may develop its own performance-based measurement system to further measure the successes of the program or identify where changes are needed.

V: Action Plan 2012-2013

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 2010 Census lists Davie's population at 91,922 making it the 7th largest populated municipality in Broward County and the 24th largest in the State of Florida. According the 2010 Census 23.4% of the population is 18 and under, and 10.6% of the population is 65 and older. According to the 2009 American Community Survey the Town's median household income was \$59,498. Davie is still fairly homogeneous i.e. 51% of the residents are White, 8% are African American, 4.6% are Asian, 4.2% are listed in other categories, and 3.1% are listed as of two or more races.

According to the latest data provided by the American Community Survey (2005-2009), the Town of Davie had approximately 35,836 housing units throughout the Town. Seventy-seven percent (77%) (25,061) of those households were owner-occupied and 23% (7,676) were renter-occupied. Among the 35,836 housing units, 8.6% (3,099) were vacant. The average household size was 2.77 persons. The median household income was \$59,498. The median value of owner-occupied homes was \$273,800 with an average monthly cost of \$2,067 for those with a mortgage.

Davie is a "university town" and proudly hosts the South Florida Education Complex which includes: Nova Southeastern University, Florida Atlantic University, Florida International University, Broward College, McFatter Vocational/Technical Center, Broward Fire Academy, Division of Forestry, Broward Public Safety 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 land size municipality in Broward County, encompassing over 37 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 our 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 the Town's first two Consolidated Plans were adopted and implemented, the majority of the original 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:

- to rehabilitate, construct and/or expand public facilities and infrastructure e.g., street improvements, improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, the installation or replacement of water lines, and the renovation of existing public (community) facilities, etc.
- to upgrade the existing housing stock and provide loans and/or grants to income-eligible homeowners to make home repairs and replace existing substandard/leaking roofs, 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 or natural disaster.
- 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 Department 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 2012/13 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 2012/13:

- Pre-Development Public Hearings were held on: April 10, 2012 in the Eastern Target Area of Davie, on April 19, 2012 in the Driftwood Target Area in Southern Davie, and on April 25, 2012 in the Orange Park Target Area in Western Davie. A fourth Pre-Development Hearing was held on April 30, 2012 in the Town Hall Community Room.
- A summary of the Action Plan was published in the Sun Sentinel on May 27, 2012 describing its contents, purpose, activities to be undertaken, and the proposed use of funds.
- A draft of the Consolidated Plan for FY 2012- 2017 and Action Plan for FY 2012/13 was made available for a 30-day public comment period commencing May 28, 2012, at the Housing and Community Development Department at 4700 SW 64th Avenue.
- Prior to adopting the Action Plan, a Public Hearing was held by the Davie Town Council on July 18, 2012 in the Town Council Chambers.

No letters or comments 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 \$62,600 (Effective December 1, 2011)

<i>Household Size</i>	<i>Extremely Low (30%)</i>	<i>Very Low (50%)</i>	<i>Low (80%)</i>	<i>Moderate (120%)</i>
1	\$15,050	\$25,100	\$40,150	\$60,240
2	\$17,200	\$28,650	\$45,850	\$68,760
3	\$19,350	\$32,250	\$51,600	\$77,400
4	\$21,500	\$35,800	\$57,300	\$85,920
5	\$23,250	\$38,700	\$61,900	\$92,880
6	\$24,950	\$41,550	\$66,500	\$99,720
7	\$26,700	\$44,400	\$71,100	\$106,560
8	\$28,400	\$47,300	\$75,650	\$113,520
9	\$30,100	\$50,120	\$80,220	\$120,288
10	\$31,820	\$52,984	\$84,804	\$127,162
11	\$33,540	\$55,848	\$89,388	\$134,035
12	\$35,260	\$58,712	\$93,972	\$140,909

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 130th-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	3,341
Total Minority Population	669
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
Total Minority Population	2,990
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
Total Minority Population	2,844
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 2010 Census, minority households in Davie are now distributed as follows: 8% Black, 29.1% Hispanic, 4.6% Asian, 4.2% other, and 3.1% two or more races.

Section 6 - At Risk Populations:

According to the 2010 American Community Survey 1-Year Estimates, Davie has a fairly large number of households that are considered “at-risk”, as follows:

- 27.8% of Davie households earned less than \$34,999 (80% of median income)
- 21.6% of Davie households earned less than \$24,999 (50% of median income)

- 11.7% of Davie households earned less than \$14,999 (30% median income)
- 6.3% 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 Continue to See Increase in Demand for Services:

The Housing and Community Development Department works closely with its not-for-profit partners, the Hope Outreach Center, the E.A.S.E. 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 continue to climb 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.

The Town officially opened its new Neighborhood Service Center in December 2009 and provides rent free space to Hope Outreach, Crisis Housing Solutions, and Broward County’s Human Services to provide services to Davie residents.

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 2012/13 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 (E.A.S.E.)
- Broward County Human Services - Family Success Center (FSC) Program
- Crisis Housing Solutions -HUD Approved Counseling Agency
- Broward County Housing Authority (BCHA) and Hollywood Housing Authority
- Town of Davie, Community Redevelopment Agency (CRA)

In 2012, 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. Several meetings were also held with the Town's Economic Development Manager and Grants Coordinator. The Housing and Community Development Department 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.

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:

2012 Predevelopment Public Hearings Community Recommendations

Eastside Target Area April 10, 2012

- Lack of Senior Citizen Housing
- Lack of Veterans Housing
- Location for people to complete their GED or Trade school or adult reading classes inside the Eastside Community
- Free transportation to complete their GED or Trade School
- There is no bus that goes down Griffin Road, not even Broward County Transit
- The Broward County Transit bus stops going on Davie Road at 6:00PM

- Transportation is ignoring the Eastside
- Street lighting on 37th Court
- Street lighting, water lines, and sewage are very unhealthy for this area
- Gas lines are terrible here
- Pole owned by AT&T on street easement at 37th Street, near 58th is at least 10 years old
- Need free Wi-Fi in the neighborhood
- Build a resource center for eating, social services, vocational, resources, Wi-Fi, and computers
- Computers for Shea Difton (Parks and Recreation)
- Pie and Cake suppers to raise money for the community
- There are a ton of things going on in Davie, but not in this neighborhood
- A neighborhood that belongs to the neighborhood
- Beautification and uniformity in upkeep of the neighborhood. Help people improve their homes if they are on a low fixed income.

Driftwood Target Area

April 19, 2012

- Fencing around individual homes in Harmony Village
- Widen Davie Road extension to 4 lanes
 - Roadway may be Hollywood
- Bench for bus in front of workforce one
 - May belong to Hollywood
- Speed bumps in El Jardin
 - Private property
- Public Pool for Driftwood Community
- Continue the street through East Village to help with traffic
 - May belong to Housing Authority
- Playground equipment inside the developments
- Increase lighting

Orange Park Target Area

April 25, 2012

- Need traffic calming solutions (mainly on 9th street)
 - Speed bumps
 - Kids at play signs
 - Lower the speed limit
 - Roundabout at 8th Street and 130th
 - Informed that they are working on getting a traffic light at 8th and Flamingo
- Fill the canal. There has been 3 feet of erosion in the past 5 years
- Replace wooden FPL poles with cement poles
- New sewer plant so they do not need Sunrise water
- Mobile Home Repairs
- Roads are flooding in area
- Roads bubble when flooding, recently there was a sink hole in the area
- Many potholes in the area
- Want a Tree Removal Program to remove dangerous trees, especially if they would do damage in a hurricane
- Vermin or Pest removal for abandoned or demolished mobile homes

Section 9 - Rental Housing Survey:

Due the simultaneous administration of multiple time sensitive grant programs (NSP, DRI and

CDBG) the Department was unable to conduct a rental housing survey in 2012. This survey is expected to be completed before the end of the year.

Section 10 – Neighborhood Revitalization Program:

The Housing and Community Development Department also operates a Neighborhood Revitalization Program (funded through the Town's General Fund) that benefits the three CDBG Target Areas. The goal is to raise awareness of community problems which contribute to crime and related activities; provide access to self-sufficiency programs and opportunities which help people transition from subsidized living to economically independent living; and improve the aesthetic appeal of the neighborhoods.

The Neighborhood Revitalization Program is comprised of activities that are tailored to meet the individual needs of each targeted area in accordance with the evaluation of a comprehensive "Needs Assessment" undertaken during the program's inception. The 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).

Target Area residents are given the opportunity to play an active role in the "holistic" approach to neighborhood revitalization during quarterly community meetings. The 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 formalized a Neighborhood Revitalization Program 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.).

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

- Holding community meetings in each CDBG Target Area to determine the needs and concerns of residents
- Addressing CDBG Target Area resident concerns and complaints regarding code issues, crime, housing, and other general community welfare problems.
- Continuing to provide emergency assistance to Davie Target Areas and Mobile Homes.
- 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 scholarships available for low-income families in the CDBG Target Areas for the Town's Summer Programs.
- Coordinating a Fair Housing Poster Challenge, for children ages 8-12, designed to educate young people on housing discrimination and fair housing laws.
- Identifying various resources and leveraged funds for neighborhood improvement programs.
- Assisting with emergency financial or housing crises (i.e. pending evictions or foreclosures).
- H&CD Neighborhood Resource Specialist Jeremiah Chapman serves as an advisor to the Flamingo Elementary School Advisory Committee in their planning process.
- Coordinating social service delivery by not-for-profit agencies (i.e. the Hope Outreach Center and the E.A.S.E. Foundation, as well as the County's Family Success Center (FSC)).

- Community Garden in two of the Davie Target Areas with Target Area children, encouraging them to take care of the environment and have a sense of pride in their community.
- Coordinating the Memorial Healthcare System's Pediatric Mobile Van Unit for back-to-school immunizations for Davie's low-income residents.

Section 11 - Foreclosures

In 2010, Florida had fifteen percent of all foreclosures completed in the United States, the nation's highest share, according to the Joint Center for Housing Studies at Harvard University. Florida has been one of four states that have dominated the foreclosure and delinquency market for years. Robo-signing controversies, in which employees of lending institutions confessed to signing thousands of court documents, without reviewing the details of the cases, are the latest contributors to the instability of the state's housing market.

The general consensus behind the troubled housing market, during the last quarters of 2010, in the Tri-County Region (Broward, Palm Beach, and Miami-Dade counties) is the increase in bank repossessions. In the third quarter of 2010 one of every 41 homes in the region was in some stage of foreclosure. Since then, banks like GMAC and Bank of America halted foreclosure processing to review faulty paperwork; according to an article by Toluse Olorunnipa in Miami Herald. As a result, Broward County foreclosure filings dropped by 68 percent during the first half of 2011.

According to the Broward County Property Appraiser, 337 Town of Davie foreclosures were recorded in 2011, a decrease of approximately 40 percent since 2010 (578 foreclosures recorded). However, sources such as RealtyTrac highlight the decline in foreclosure filings as only temporary, detailing the dismal jobs market as the emerging issue causing delinquent mortgage payments. Additionally, the State of Florida was still ranked among the nation's 10 highest foreclosure ratings (2.06 percent) in the RealtyTrac 2011 Year-End Foreclosure Report.

First quarter reports from the Broward County Property Appraiser's network appear to support the notion that the decline in foreclosure filings is only temporary. There have been 3610 countywide foreclosure filings through the first quarter of 2012; there were only 3169 through the first quarter of 2011.

The Housing and Community Development Department continues to respond to this crisis by assimilating resources aimed at foreclosure education and administering programs designed to address abandoned and foreclosed properties. The department has compiled foreclosure prevention information on a Foreclosure Prevention web page (http://www.davie-fl.gov/Pages/DavieFL_HousingCDv/ForeclosurePrevention). The web page brings together both government and non-profit avenues for assistance. The web page also provides an informative outline of the foreclosure process, as well as alternatives for residents facing foreclosure. This information is also made available to residents in a printable Foreclosure Prevention Resource Guide.

In addition, the Town has created the first Neighborhood Service Center (NSC) which is a One-Stop-Shop for those requiring financial, self-sufficiency, and housing assistance. The NSC centralizes most of the Town's not-for-profit service providers and resources 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 provides 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 be dedicated to client services. One of the tenants of the Town's NSC is a HUD approved counseling agency that provides housing counseling and loan modification services to Davie residents.

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 carefully reviews all prospective affordable housing projects, to verify their level of benefit and period of affordability. The waiver of 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.

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 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 de-concentration 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 Planning and Zoning Manager 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 Department, (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 \$6,836,433 in fees and other incentives, as follows:

- \$ 554,450 - New Rental Housing Subsidies & Waivers
- \$ 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
- \$2,407,299 - Home Repair/Barrier-Free Grants
- \$ 74,005 - Home Repair Barrier-Free Fee Waivers
- \$ 518,875 - Public Housing Improvements
- \$ 35,744 - Public Housing Fee Waivers
- \$ 884,110 - Purchase Assistance Program
- \$ 106,000 - Villas of Palomino New Townhomes – Fee Waivers
- \$ 35,000 – New Construction – Ehlinger/East Village Apts. – Impact Fee Waiver
- \$ 51,785 – New Construction – Davie Rd. Triangle Apts. – Impact Fee Waiver

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

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

- East Village, 155 units of affordable rental housing, currently under construction. The Town provided \$110,000 in SHIP grant funds and waived \$35,000 in impact fees.
- Town Park Crossings, 100 units of affordable rental housing, currently under construction. The Town provided \$119,450 in SHIP grant funds and \$250,000 in federal HOME grant funds for this project.
- 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 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 must 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
- New Construction of Affordable Rental Housing
- New Construction of Affordable Single-Family Homes, Townhomes, Condos
- 136 homes have been renovated under the Town’s SHIP-funded Single-Family Repair Program, and four 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.
- 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.
- On 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. In 2008 the Town increased its maximum purchase price to be aligned with Broward County at \$329, 268. 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.
- During the winter of 2010, the Department of Housing and Community Development mailed and faxed “Mobile Home Survey” forms to twenty-three (23) of the twenty-nine (29) Mobile Home Parks. The survey revealed that the mobile home lot rents in Davie averaged \$590, during 2010, yielding a median lot rent of \$582. According to the last survey in spring 2009, the median lot rents were \$588. This represents a 1% decrease in lot rents in one year.

Davie Housing Projects Funded in FY 2008/09:

Program	Units	Unit Cost	Funding	Source
Home Repair Program	11 Homes	\$ 40,000	\$ 678,139	SHIP
Purchase Assistance Program	6 Homes	\$ 40,000	\$ 277,588	SHIP
Barrier-Free Program (Rehab)	6 Homes	\$ 40,000	\$ 204,676	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
Purchase Assistance Program	4 Homes	\$ 39,088	\$ 126,982	HOME
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

Relocation/Rental Assistance	53 Units	\$ 4,245	\$ 225,000	Disaster
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Davie Housing Projects Funded in FY 2009/10:

Program	Units	Unit Cost	Funding	Source
Purchase Assistance Program	2 Homes	\$ 60,000	\$ 55,000	SHIP
Purchase Assistance Program	2 Homes	\$ 39,088	\$ 64,088	HOME
Purchase Assistance	20 Homes	\$ 40,000	\$ 800,000	NSP
Home Repair	1 Home	\$ 40,000	\$ 33,898	SHIP
Home Repair	20 homes	\$ 40,000	\$ 800,000	NSP
Homebuyer Counseling	20 units	\$ 100	\$ 2,000	NSP
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	156 Units	\$150,000	\$30,000,000	BCHA
New Construction BCHA Ehlinger	156 Units	\$ 705	\$ 110,000	SHIP
New Construction- Rental Unites	90 Units	\$ 1,667	\$ 150,000	HOME
Mobile Home Repair or Replacemennt	20 Units	\$ 17,000	\$ 500,000	Disaster

Davie's Housing Projects Funded in FY 2010/11

Program	Units	Unit Cost	Funding	Source
Purchase Assistance	7 Units	\$40,000	\$277,315	HOME & SHIP
Home Repair	13 Units	\$40,000	\$361,861.16	SHIP
Barrier Free Housing	3 Units	\$40,000	\$106,579	SHIP
Home Repair Energy Efficiency	8 Units	\$10,000	\$80,000	CDBG-R

Davie's Neighborhood Stabilization Program 1 (2008) FY 2010/11

Program	Units	Unit Cost	Funding	Source
NSP Purchase Assistance	6 Units	\$40,000	\$226,830	NSP 1
NSP Rehabilitation Assistance	6 Units	\$40,000	\$232,507	NSP 1
NSP DUE Diligence (Purchase Ass't)	6 Units	\$10,000	\$12,104	NSP 1
Developer Purchase & Rehabilitation	5 Units	\$40,000	\$200,000	NSP 1
Developer Purchase & Rehabilitation	6 Units	\$40,000	\$240,000	NSPLI

Section 15 - Hurricane Preparedness:

The Town of Davie has over 20,000 mobile home residents, representing almost 20% 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 mobile home parks once a "Hurricane Warning" is issued. Once the Town receives notice that the Red Cross has opened shelters, the team executes the evacuation plan.

This evacuation plan divides the Town into zones of about four (4) mobile home communities each. Teams of three (3) staff members are dispatched into each zone and posts and distributes evacuation notices at each mobile home community, and coordinates transportation of residents to the Red Cross Shelters.

Section 16 - 2005 Disaster Recovery Initiative Update 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 at 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. After Hurricane Wilma the rental vacancy rate was 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’s Housing and Community Development Department 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.

2005 Disaster Recovery Initiative (DRI) Programs Updates:

\$ 1,815,000 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. **Project Status: 73 units completed and the Town’s sub-recipient is currently assisting an additional 9 clients**

\$ 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, Neighborhood Service Center, Town Building Department. **Project Status: 5 generators were installed and the Town is currently installing and an additional 3 generators**

2005 Supplemental Disaster Recovery Initiative (DRI) Programs Updates:

\$ 3,155,208.16 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. **Project Status: 10 homes under this program have been completed. The Town is working on the hardening of a 235 multi-family unit complex.**

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 2010/11 brought about a new emphasis on “Fair Housing Education”, especially for young people. The Town-wide Fair Housing Poster Challenge 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 Town passed its first Fair Housing Ordinance on July 29, 2009 with the assistance for Housing Opportunities for Project Excellence (HOPE) Inc.
- The Town continued to partner 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 NOVA Southeastern University’s Sheppard Broad Law Center; and the Housing Finance Authority of Broward County (First-Time Home Buyer Workshop).
- The Town participated as one of the sponsors for HOPE annual Broward County Fair Housing symposium and luncheon April 13, 2012. The event was held in Davie.
- 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.
- The Town has also contracted with HOPE, Inc. to update its Analysis of Impediments Study.

Fair Housing Poster Challenge:

In April of 2012, the Department partnered with H.O.P.E., Inc. for the sixth annual "Fair Housing Poster Challenge" for children attending the various community centers located in the three CDBG Target Areas. This year's children, ages 5-14, were read *The Other Side* by Jacqueline Woodson, a story about two children, one on either side of the fence of segregation having a friendship and realizing the fence should not be there.

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:

- 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;
- reducing 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.

Recently, the Davie Town Council approved enhancements to its Housing Incentive Plan to promote the development and maintenance of affordable housing in Davie. New incentives created include:

- The allowance of flexibility in densities for affordable housing;
- Reservation of infrastructure capacity for housing for very-low, low, and moderate income-persons;
- The support of development near transportation hubs and major employment centers and mixed-use developments;
- Partnering with local Community Land Trusts as a strategy for long-term affordability; and
- Partnering with Nonprofit developers to develop affordable housing.

Furthermore, additions were made to the following existing incentives:

- Expediting Permits;

- Modification of Impact, Building Permit and Related Fees; and
- Review of Proposed Policies and Procedures on Housing Costs.

The approved revisions attest to the Town Council's continued proactive approach to assisting developers in providing affordable housing in the Town.

These new and/or modified incentives were reviewed and recommended by the Davie Affordable Housing Advisory Committee (AHAC), which was established for the purpose of developing a Local Housing Assistance Plan (LHAP) and an Affordable Housing Incentive Plan (AHIP). The Housing and Community Development Department facilitates and provides support assistance for the AHAC meetings. The Housing and Community Development Department's mission is to develop and administer programs, activities, and policies that assist in the creation of economically viable and sustainable neighborhoods.

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, familial status, or national origin which restrict housing choices or the availability of housing choices".

The Town is in the process of working with the Broward County Housing Authority to redevelop the public housing complex and increase the units from 100 to 156. This project is being financed with Federal Low-Income Housing Tax Credits (LIHTC) and Tax-Exempt Bonds, and contains 2/3-bedroom units. The Town provided \$110,000 of SHIP developmental assistance funds for this project and waived \$35,000 in impact fees. The project is currently under construction.

The Town also partnered with Eastwind Development an affordable housing developer who is currently constructing 100 affordable housing units. The Town has set-aside \$250,000 of its HOME funds and \$119,450 of its SHIP funds for developmental assistances.

Several years ago, Davie's Housing and Community Development Department spearheaded the development of Summerlake Apartments on 61st Avenue in the Eastside Target Area, which opened in January 2001. Summerlake contains 108 two and three 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 at \$123,000, and permit fees at \$19,750 as an incentive for this affordable housing.

In 2003 and 2004 the Town of Davie 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 Federal Bureau of Investigation (FBI), and the Miami Dolphins all donated time physically working on the project.

Section 19 – Town's Minimum Housing Standard Code:

In 2010 the Town established its first Minimum Housing Standards Code governing the requirements applicable to buildings, structures, and real property including vacant parcels and lots. It indicates the responsibilities and duties for owners, operators, agents, and occupants. It provides for the condemnation, vacation, and demolition of residential and non-residential buildings, structures and premises that are unfit for human habitation and endanger the health, safety, and welfare of the general population.

The Town's Minimum Housing Standards Code delineates by specific sections areas of enforcement. Below is a summary of the major sections:

Public Nuisance, Section 6-15.6 – Provides for “enforcement authority before the special magistrate or by any code enforcement procedure, or Unsafe Structures Board, or by any other legal remedy...”

Minimum Standards, Section 6-15.7 – Authorizes and empowers the enforcing agency to “adopt such procedures as it may deem necessary for the proper administration and enforcement of Section 6-15...”

Responsibility of owners, Section 6-15.8 – “Owners of all premises governed by this article shall be responsible for the requirements, standards, and responsibilities as set forth in this article unless otherwise stated.

Responsibilities of occupants, 6-15.9 – Requires occupants keep that part of the structure they occupy or control clean and sanitary. Keep all equipment clean, sanitary and in safe condition. Properly dispose of rubbish, waste, garbage and other waste. Exterminate insects, pests or other infestation within the rental unit unless caused by failure of the owner to maintain the property in an insect/rodent proof condition. Not allow animals or pets to create unsanitary conditions. Not deface and protect and prevent damage to the property.

Vacant land parcel maintenance requirements, 6-15.10 – The premises, buildings and/or structures be kept free of all nuisances, safety hazards to the occupants, pedestrians and all other persons utilizing the premises and free of unsanitary conditions.

Vacant land parcel maintenance requirements, 6-15.10.1 – These maintenance requirements shall apply to a vacant property or vacant land parcel being prepared for development when a hiatus in construction or development shall occur that exceeds 120 days.

Minimum standards for interior of structures, 6-15.11 – The interior of all structures and/or buildings governed by this chapter shall be properly maintained. In addition, to dwelling units, the interior of the structure shall, if applicable, include but not be limited to laundry rooms, storage rooms, meter rooms, recreational room and all other shared and/or public areas.

Minimum standards for area, use and location requirements, 6-15.12 – No person shall occupy or let to another for occupancy, any dwelling unit for the purpose of living, which does not comply with minimum requirements for floor area, and some arrangement for cooking, sleeping, and sanitation and have heating facilities or similar device which is properly maintained and in good working condition so as to provide all habitable space with a temperature of at least 65 degrees Fahrenheit.

Minimum standards for exterior of structure, 6-15.13 – This section applies to all structures, both residential and non-residential and buildings such as single and multi family residential dwellings, condominiums, apartments, motels, hotels, rooming house, rooming units, vacation rentals and all non-residential buildings including commercial, industrial, institutional, structures of worship, mixed use, and any other real property located within the Town of Davie. It covers foundations, external walls, exterior walls, structures within the CRA Area, roofs, and gutters and downspouts.

Maintenance standards of exterior premises, 6-15.14 – Provides that the exterior of the premises of both residential and non-residential, be kept free of all nuisances, safety hazards to the occupants, pedestrians, and other persons utilizing the premises. These requirements include brush, weeds, broken glass, tree stumps, roots obnoxious growths, filth, garbage, and debris, over-hanging and loose objects constituting a hazard, ground holes, excavations, ungraded grounds, projections or obstructions, unsanitary conditions due to pets. Infestations of insects, bees, birds, bats, reptiles, rodents shall be exterminated. Wildlife shall not be kept or fed by anyone on the premises. Exterior landings, balconies, stairs and fire escapes shall be provided with banisters or railings properly maintained and designed to prevent falling. Chimneys and flue and vent attachments shall be kept in good repair.

Minimum landscape standards, 6-15.15 – Provides that all land owners, public and private shall be responsible for the landscaping on their property. This responsibility includes mowing, maintenance, removal of living, dead or decaying material, or low hanging branches below 12 feet above grade. Irrigation systems shall be maintained to eliminate loss due to damaged, missing or improperly operating sprinkler heads, emitters, pipes and all other portions of the irrigation system. The property owner, tenant and occupant shall be jointly and severally liable for the maintenance of the landscaping.

Nuisance conditions in public or private rights-of-way; Town's right to correct certain conditions potentially injurious to citizens, 6-15.17 – The enforcing agency shall have authority to remove any decorative items, including but not limited to traffic bumpers or cones, concrete pyramids, donuts, plants, bushes, trees, or similar vegetation in the public or private rights-of-way that constitute a nuisance and hazard to the health, safety of life of citizens in the Town. Under ordinary conditions, the Town shall provide notice to the owners for removal of the above decorative items.

Off-street parking minimum standards, rules and regulations, 6-15.19 – Provides all off-street parking requirements and standards for commercial, business and residential parking facilities.

Graffiti declared to be a public nuisance, 6-15.22 – Provides the Ordinance Number and date of the Town's Graffiti Prevention and Removal Ordinance and refers to Section 16 of the Town Code. It also, defines what constitutes graffiti and provides that it is a nuisance.

Post-demolition standards for all property, 6-15.23 – This section provides the specifications that describe the conditions that are required after the demolition of a building or structure to insure that the result is a vacant lot that is prepared for use or redevelopment.

Declaration of a structure or dwelling as unfit for human occupancy, 6-15.24 – Provides the procedures by which the Town declares a structure or premises unfit for human occupancy and procedures for posting a notice and vacating such unfit structure or premises as well as sets out the contents of such notice.

Boarding of structures, buildings or dwellings, vacant or non-vacant; Boarding permit required, 6-15.31 – Provides for standards, criteria and regulation of boarding of structures within the Town. Requires a "Boarding Permit" to be issued for a six month period with a single-six month extension to be granted by the Safety Enforcement Team (SET) and after a structure has been boarded for a period of one (1) year, without improvement or plans for improvement, demolition shall be required. Additionally, any structure boarded for more than 30 days shall have the boards painted to match the color of the exterior walls.

Nuisance To be Declared, 6-15.32, - Provides for the conditions under which a building or structure may be declared a nuisance and brought before the Unsafe Structures Board and/or Special

Magistrate and be required to demolish the building or correct violations of the applicable codes and be subject to fines, liens and other cost recovery.

Renovating a Property, 6-15.33 – The owner of a property that has been declared a nuisance has the option of renovating the property to comply with all requirements of the original site plan, including the landscaping plans and make the property like new. Simply removing boards shall not be considered renovation. If the renovations exceed the thresholds specified in Section 12-374 of the Town Code, the owner must submit a new site plan, including a landscaping plan.

Enforcement and penalties; recovery of unpaid civil penalties; unpaid penalty to constitute a lien; interest to be paid on liens; foreclosure; prohibition of the issuance of permits, licenses, certificates of use and occupancy, or zoning approvals to violators with unpaid civil penalties or liens, 6-15.40 – It shall be within the discretion of the enforcing agency to determine whether a violation of this section of the code shall be cited by direct citation, in accordance with the requirements of the code enforcement special magistrate, in accordance with the requirements of the unsafe structures board, or any other appropriate enforcement action permitted by the Town Code of Ordinances and/or any available legal remedy methods. All enforcement actions or penalties shall remain consistent with fines and fees adopted by Town Ordinance. No Town officer, agent, employee or board shall issue any operating permit, license, building permit, certificate of use and occupancy, etc. to any named violator with unpaid civil penalties; administrative cost recovery fees; unpaid Town enforcement costs; or unpaid liens.

Section 20 – 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 20 - 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.

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.

Due to extensive damage resulting from Hurricane Wilma and the cost to repair the damage and repair other units, BCHA decided on the redevelopment of Ehlinger Apartments. All current tenants were successfully relocated and the construction of 155 units was approved by the Town Council on June 2, 2010. The project is near full completion.

<u>Project</u>	Units	1bdrm	2bdrm	3bdrm	
Ehlinger (East Village)	155	6 units	95 units		54 units
Rent Projections		\$430	\$516	\$596	@ 30% AMI
		\$861	\$1,033	\$1,193	@ 60% AMI

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).

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.

<u>Project</u>	Units	1bdrm	2bdrm
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Griffin Garden 100 90 units 10 units

All Griffin rents are based on 30% of a family's adjusted income.

The BCHA administers 5,603 Section 8 Vouchers; and the Tenant Based Program has 225 families on the Waiting List, which has been closed for 27 months. The waiting list was last opened in 2009. They also administer 374 Public Housing Units; and have 141 eligible applicants on that Waiting List. (public housing is currently on a site-based wait list system; 2 site-based wait lists were opened in March 2011.

The need for rental assistance in Broward County is critical; and, the Town is very pleased that the BCHA will be adding an additional 55 units of affordable housing.

Comprehensive Grant Program (CGP):

The Griffin Gardens public housing project owned by the Broward County Housing Authority (BCHA) was constructed post-1975. Griffin Gardens Apartments is in sound structural condition, but requires minor improvements and upgrades to enhance the quality of life for the existing residents. The BCHA's PHA Plan for 2010-2014 identifies the following funds for Griffin Gardens:

Year	Griffin Gardens Apts
Funded	(FL29-6)
2010	\$ 0
2011	\$192,650
2012	\$105,000
2013	\$ 75,000
2014	\$ 75,000

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.

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 Broward County's funding and evaluation process.

Through the current year a Homeless Help Line has been established by Broward County to assist homeless families with dependant children within the County. Three mobile street outreach teams operate within the three regions of the County which includes the Town of Davie. The Broward County Homeless Initiative is working to improve collaboration with Broward's Family Success Administration as well as other family welfare organizations throughout the County. The Broward

Sheriff's Office (BSO) Detention Community Control assists persons who are homeless by providing information throughout the County and linking the provider as appropriate.

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 2011/12, with the Hope Outreach Center Inc., a faith-based not-for-profit organization serving Davie's lower-income families @ \$30,000, 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, income eligible clients were assisted with rental payments to avoid eviction, mortgage payments to forestall evictions, foreclosures, and utility payments.
- Following Hurricane Wilma, the Housing and CD Department assisted numerous families. The staff worked closely with FEMA, SERT, Broward FSC, and local faith-based organizations and other not-for-profits to re-house Davie's displaced residents. In FY 2011/12 the Town continued to utilize its CDBG Disaster Recovery Funds to assist Hurricane Wilma victim and mitigate homes.
- 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 used CDBG and General Funds to acquire the building located at 4700 SW 64 Avenue (Davie Road) to become the first One-Stop Neighborhood Service Center (NSC). General funds are currently used for building maintenance.
- 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 Super-NOFA 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 Department has participated in the Homeless Coalition's planning process.
- The Town produces a "Service Provider Guide" that contains a myriad of housing and social services that includes a list of local agencies that provided services to prevent or to assist those already homeless.
- 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 Department 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 various 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 an additional 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 2012:

Nursing Homes, Adult Living Facilities, & Group Homes

<u>Facility</u>	<u>Address</u>	<u>Zip</u>	<u>Telephone</u>
ARC Broward Housing	2750 S.W. 75th Avenue B	33314	(954) 746-9400
God's VIP Senior Haven, Ltd.	4681 S.W. 66th Avenue	33314	(954) 581-9111
Recovery Institute of So. Fla.	5540 SW 64 Avenue	33314	(954) 960-7093
Teen Challenge of Florida, Inc.	13601 S.W. 26th Street	33325	(954) 476-0809
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) 475-0836
The Cassius House	4781 S.W. 108 Ave.	33328	(954) 587-1008
Sunrise Community, Inc.	8430 SW 55 Ct	33328	(305) 596-9040
Victorian Manor, Inc.	11150 SW 42 Ct	33328	(954) 236-8660
Whispering Oaks	4100 NW 77 Ave.	33024	(954) 431-4900
Health and Behavioral Dimensions	4821 SW 55 Terrace	33314	(954) 445-5792
Sheridan House Family Ministries	1700 Flamingo Road	33325	(954) 583-1552
St. Hilda's Home Care Inc	4250 SW 53 Avenue	33314	(954) 533-8555

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/NSP 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 Town of Davie provides General funds for the "service delivery" staff, i.e. two (2) Neighborhood Resource Specialists.

Community Redevelopment Agency (CRA): The Housing and Community Development Department 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.

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.

Children's Services Council – The Housing and Community Development Department together with the Davie CRA works closely with the Children's Services Council for the provision of funding for after-school programs, summer camps, and structured teen programs within the Town's CDBG Target Areas.

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 CD 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.

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 \$4,172,049 in HOME Funds; and, Davie's FY 2011/12 allocation \$ 201,588. Davie joined the pooled resources for the CHDO set-aside. Davie successfully uses its HOME funds to assist in the development of affordable housing units and to implement 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.

State Programs:

Neighborhood Stabilization Program: In 2009, the Town was awarded \$2,316,292 in CDBG Neighborhood Stabilization Program funds from the Department of Community affairs to address the national epidemic of foreclosures in Davie. The Town has obligated 100% of its funds through down payment and closing cost assistance to eligible homebuyers, providing the new homebuyers with rehabilitation assistance to bring the properties that are purchased up to code and the direct purchase and rehabilitation of properties by a developer. Originally the Town utilized a developer to purchase and rehabilitate homes for the required NSPLI allocation, however due to looming deadlines the Town was forced to amended its original strategy and allocate monies under regular NSP for the direct purchase program.

The Town has purchased and rehabbed six (6) properties under the Town's NSP-1 allocation. These properties were lotteried and made available to the Town's original pool of approved homebuyers and/or members of the Town's Homeless to Homebuyer (H2H) Club. As of now five (5) properties were sold to an NSP approved buyers. The remaining property is currently under rehabilitation and will be made available to an NSP pool buyer and/or H2H Club member.

Under the NSPLI Program, eight (8) properties have been purchased and rehabilitated. Five (5) of the properties have been rented to approved Housing Voucher applicants. The three (3) remaining are expected to be occupied by June 1st. The properties are ready for rental and candidates are being sought via public advertising and in partnership with the Broward County Housing Authority. The last remaining available unit is expected to be completely rehabilitated within the next month and ready for rental to an approved low-income resident.

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
- New Construction of Affordable Single-Family Housing (Townhomes)
- Barrier-Free Housing – Removal of Impediments
- Homeownership Counseling

Unfortunately, SHIP was not funded by the State of Florida for FY 2010/11 and we are still awaiting word on a FY 2011/12 allocation.

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 Town has two affordable housing projects that have been awarded LIHTC funding

Other:

Broward County Housing Authority (BCHA): The BCHA public housing projects in Davie (100 units of elderly and disabled housing) and is in the process of construction 150 units of affordable 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. BCHA is in the process of redeveloping the existing site and increasing the amount of rental units. The Town supports the construction of these urgently needed affordable rental units.

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 the redevelopment of Ehlinger Apartments.

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 County Department of Human Services on the provision of services in the Town within the Town's Neighborhood Service Center.

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, is also located within the Town's Neighborhood Service Center and 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 Eastside Community Center, 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 Department, 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.

Hope Crisis Pregnancy Center, 2215 S. 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 2012/13 CDBG Action Plan:

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

FY 2012/13 - \$520,040

#2012-1 Emergency Assistance/Homeless Prevention Program \$30,000 - 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)

#2012-2 CDBG Eastern Target Areas Community Bus System \$40,000 - Provision of transportation for lower-income Davie residents in two of the Town's CDBG Target Areas. (Public Service)

#2012-3 Scholarship Program for Target Area Children \$3,006 – 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 and after-school programs for at-risk kids of low/moderate income families. (Public Service)

#2012-4 Homeless to Homebuyer (H2H) Program – Housing Counseling \$5,000 – Provision of one-on-one case management/housing counseling to prepare income-eligible Davie residents for homeownership. Services to be provided by a HUD approved housing counseling agency. (Public Service)

#2012-5 CDBG Target Area Improvement Program \$138,026: as follows: Capital, street, and park improvements in the CDBG Target Areas. Improvements may include but are not limited to: construction of new gymnasium for the Rick at Rita Case Boys and Girls Club, improvements to existing community centers, facilities or parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting, landscaping, and drainage., Water/Sewer Impact fees and connection to sewer lateral lines for income-eligible residents in the Town's Eastern Target Area, (Capital Improvements and Street Improvements)

##2012-6 CDBG Rehabilitation Program \$180,000: Provision of repairs and improvements to income eligible single family households (Rehab Single-Unit Residential)

#2012-7 Rehabilitation Administration \$20,000: To inspect, develop work write-up, and cost estimate for rehabilitation work to be completed on income eligible single family homes.

#2012-8 Fair Housing, Citizen Participation & Support Services \$104,008 - 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).

Section 28 - Matching FY 2012/13 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 activities identified above will principally benefit low/moderate income residents of the Town; and, no displacement or relocation of Davie residents or businesses is anticipated.

The following Consolidated Plan goals and objectives will be met during FY 2012/13.

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

Objective #1: Continue to administer and monitor the CDBG 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.

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, E.A.S.E. 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 the maximum amount of funds can be redirected to homeless prevention and emergency assistance activities.

Objective #4: Make referrals to foreclosure prevention and emergency housing programs to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.

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 CDBG, NSP, and CDBG Disaster Recovery 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 NSP 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 that the mandatory set-aside of 15% affordable housing for all residential units in the Transit Oriented Corridor (TOC) is achieved.

Objective #4: Continue reducing all planning, processing, and permitting fees, and recreation impact fees for affordable housing projects, and pay or rebate of Water/Sewer Impact Fees and connection to sewer lateral lines for affordable/workforce housing units.

Objective #5: Continue to work with both the Broward County Housing Authority (BCHA) and the Hollywood Housing Authority, to ensure that sufficient Section 8 Certificates and Vouchers are available to meet the needs of Davie residents.

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

Objective #7: 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 implement the Disaster Recovery Program to assist Davie residents.

Objective #1: 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.

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 Town’s annual Fair Housing Poster challenge 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.

Objective #6: Enforce the Town’s Fair Housing Ordinance

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 refurbishing the interior of the facility.

Objective #3: Upgrade the Police Athletic League facility located in the Town’s Eastern Target Area.

Objective #4: To construct basketball gymnasium for the kids at the Rick and Rita Case Boys and Girls Club in the Driftwood Target Area.

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: Coordinate program and services for at-risk youth in the Orange Park Target Area in Western Davie.

Objective #2: Partner with Memorial Healthcare Systems (MHS) and the Children's Services Council (CSC) to provide summer program for 50 at-risk youth at the Orange Park Community Center.

Objective #3: To construct basketball gymnasium for the kids at the Rick and Rita Case Boys and Girls Club in the Driftwood Target Area.

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

Objective #1: Continue to operate 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.

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:

- Continue to operate 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.
- To provide referrals for foreclosure prevention services and emergency housing programs to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.

- 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.
- 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.
- Provide free public transportation for residents to access jobs, healthcare and the Town's educational complex.
- Provision of regional homeless assistance and homeless prevention programs, and local grants for homeless prevention and emergency assistance to forestall evictions or foreclosures.
- Provide credit repair and enhancement programs to assist families in becoming self-sufficient.

Southern Target Area (Driftwood):

- Continue to operate 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 enable Davie renters to become homeowners.
- Single-Family (townhomes and condos) Home Repair and Hardening Grant Programs.
- Provide free public transportation for residents to access jobs, healthcare and the Town's educational complex
- 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.
- To provide referrals for foreclosure prevention services and emergency housing programs to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.
- Develop a new gymnasium 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.
- Work with the Davie Police Department, Community Oriented Policing Unit, on new Crime Prevention Programs.
- 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.
- Provide 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 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.
- Continue to operate the Town's 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 enable 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.
- Provide free public transportation for residents to access jobs, healthcare and the Town's educational complex.

- To provide referrals for foreclosure prevention services and emergency housing programs to assist Davie residents who were victims of sub-prime lenders, variable rate mortgages, etc.
- 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.
- Work with the Davie Police Department-Community Oriented Policing Unit, on Crime Prevention Programs.
- 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.
- Provide 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 address/prevent 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 2012/13 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 2012-2017:

- 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 and NSP 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) Households who 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/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.

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