

2020-2024 Consolidated Plan

DRAFT

Town of Davie
Community Services Division
4700 SW 64 Avenue Suite D
Davie, FL 33314

Table of Contents

Executive Summary	4
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b).....	4
The Process	7
PR-05 Lead & Responsible Agencies - 91.200(b).....	7
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)	8
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)	11
Needs Assessment	13
NA-05 Overview	13
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)	14
Housing Market Analysis	16
MA-05 Overview	16
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f).....	17
MA-50 Needs and Market Analysis Discussion.....	27
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	30
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	33
Strategic Plan	34
SP-05 Overview	34
SP-10 Geographic Priorities - 91.415, 91.215(a)(1)	35
SP-25 Priority Needs - 91.415, 91.215(a)(2)	39
SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)	42
SP-40 Institutional Delivery Structure - 91.415, 91.215(k)	44
SP-45 Goals - 91.415, 91.215(a)(4).....	47
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)	51
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)	52
SP-80 Monitoring - 91.230	53
Annual Action Plan	54
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2).....	54
Annual Goals and Objectives	56

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e).....	56
AP-35 Projects - 91.420, 91.220(d)	57
AP-38 Project Summary.....	58
AP-50 Geographic Distribution - 91.420, 91.220(f)	60
AP-85 Other Actions - 91.420, 91.220(k).....	61
<i>Program Specific Requirements</i>	63
AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)	63

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Town of Davie is an entitlement community and receives Community Development Block Grant (CDBG) Funds through the US Department of Housing and Urban Development (HUD). As an entitlement community, the Town receives the CDBG grant annually through formula allocation by HUD. The Town has participated as a recipient of federal funds since 1997. Through CDBG funds, the Town of Davie will work to promote affordable housing initiatives and create a suitable living environment for low- to moderate income households.

This 5-Year Consolidated Plan identifies the Town’s priority needs through a community needs assessment and data analysis of the housing market, as well as input from the citizen participation and stakeholder consultation process. The priority needs of the Town are addressed through activities developed in the Annual Action Plans that work towards accomplishing the established goals associated with the identified needs. By addressing these priority needs, the Town can improve the quality of life of residents in Davie.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

The Town of Davie has developed its strategic plan based on an analysis of the data presented in this plan and an extensive community participation and consultation process. Through these efforts, the Town has identified four priority needs with associated goals to address the needs. The priority needs with associated goals are:

Priority Need 1: Preserve & Develop Affordable Housing

1A Increase Home Ownership Opportunities

Increase homeownership opportunities through direct financial assistance (purchase assistance) for LMI homebuyers.

1B Preserve Affordable Owner Occupied Housing

Provide for owner occupied housing rehabilitation in target areas of the jurisdiction that benefit LMI households.

Priority Need 2: Improve Public Infrastructure & Facilities

2A Expand & Improve Public Infrastructure

Expand and improve access to public infrastructure through development activities for LMI persons and households.

2B Improve Access to Public Facilities

Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.

Priority Need 3: Public Services & Quality of Life Improvements

3A Provide Supportive Services for Special Needs

Provide supportive services for the special needs populations in the jurisdiction and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth.

3B Provide Vital Services for LMI Households

Provide supportive services for low- to moderate-income households in the jurisdiction.

Priority Need 4: Economic Development Opportunities

4A Provide for Small Business Assistance

Provide economic development support using funds to assist small businesses in the jurisdiction.

3. Evaluation of past performance

The Town of Davie, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing and a suitable living environment especially for low- to moderate-income (LMI) individuals and those with special needs in the community. However, affordable housing remains one of the most prolific needs facing the Town, as documented by the current Consolidated Plan, the previous Consolidated Plan, and the recent 2018 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants. According to the most recent 2018 CAPER, the Town met or exceeded its goals for providing public transportation services in the East Side Target Area. Over 25,000 riders benefited from free transportation with enhanced connections to local shopping centers in the Eastside Target Area. Approximately 7,000 LMI persons were served in the Town's target areas with improvements to public facilities and infrastructure. These projects included the new basketball court in the Driftwood Community and improvements to the Neighborhood Service Center at Davie and Griffin Rd. The Town also exceeded its goal of serving 7 LMI household with housing rehab with 14 assisted. The Town had a goal to assist 7 LMI households with direct financial assistance with the home purchase assistance program, however there was only one LMI household assisted. As the Town's highest priority continues

to be to reduce housing cost burden for low to moderate income families, the Town will continue to work on identifying eligible LMI households to assist with affordable housing programs, including purchase assistance.

4. Summary of citizen participation process and consultation process

The Town of Davie adheres closely to its HUD approved Citizen Participation Plan and encourages citizen participation in the Consolidated Planning Process with particular emphasis on persons of low- to moderate-income. The Town's efforts to allow for participation in the development of the Consolidated Plan and first-year Annual Action Plan include a Public Hearing and a Public Comment Review Period. A summary of events is provided below:

The Town under the provision of the CARES Act held a 7-day public comment period from July 9, 2020 to July 16, 2020 to review the Consolidated Plan and first year Annual Action Plan. The Plan could be downloaded and viewed from the Town's website. Written comments could be returned to the Community Services Division at 4700 SW 64 Avenue Suite D Davie, FL 33314.

A public hearing was held at Town Council on July 29, 2020 review and approve the Consolidated Plan and first year Annual Action Plan.

5. Summary of public comments

A summary of comments can be viewed in the PR-15 Citizen Participation. All comments were accepted.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

Through data analysis, the Town is able to make a complete assessment of the needs in the community. Primary data sources for the Consolidated Plan include: 2014-2018 American Community Survey (ACS) 5-Year Estimates, Bureau of Labor Statistics, and Longitudinal Employer-Household Dynamics (LEHD). Data analysis is supplemented by GIS maps to provide geographical visualization of the data.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DAVIE	Community Services Division

Table 1– Responsible Agencies

Narrative

The Town of Davie, Community Services Division is the lead agency for the Department of Housing and Urban Development (HUD) entitlement Community Development Block Grant (CDBG) program. The Town is a recipient of CDBG formula grant entitlement funds. The Community Services Division oversees the administration and implementation of the Town’s Consolidated Plan and Annual Action Plan and is also responsible for all reporting and plans required by the program.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

As part of Consolidated Plan and first-year Annual Action Plan, local agencies, service providers, and public documents pertaining to the Town and Broward County were consulted to gain a better understanding of the needs, services, and resources available to Davie residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The list of providers reviewed includes 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. Phone and email contacts were also made to key non-profits and agencies that work with these specific groups to obtain a better understanding of their service or potential service to Town of Davie residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Town of Davie Council Members have served on the Broward County Housing Council and Town members regularly attend the Continuum of Care Board Meetings.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Town of Davie is not a direct recipient of ESG funding. The Broward County Homeless Partnership Initiative is the lead agency for the regional (Broward County) Continuum of Care and distributes ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	DAVIE
	Agency/Group/Organization Type	Other government – local Services - Housing Services - Pubic Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town Community Services Division is the lead agency of the Consolidated Plan.
2	Agency/Group/Organization	BROWARD COUNTY
	Agency/Group/Organization Type	Other government – county Services - Housing Services - Pubic Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Broward County is the lead for the Broward County HOME Consortium.
3	Agency/Group/Organization	BROWARD COUNTY HOMELESS INITIATIVE PARTNERSHIP
	Agency/Group/Organization Type	Services-homeless Services-Health Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homeless Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Homeless Initiative Partnership is the local Continuum of Care in the region. The Town consults the CoC for information and initiatives of the CoC.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no agency types intentionally not consulted. All comments were welcome.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	The Town through the HOME Consortium meets with the COC to help address homelessness in the Town.
Transit Oriented Corridor (TOC) Master Plan	Town of Davie	The Transit Oriented Corridor (TOC) Master Plan is a master plan that encompasses several goals with the purpose to improve the quality of life for residents in Davie and helped to guide the Strategic Plan goals.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Town of Davie cooperates Broward County in several areas to coordination with the Consolidated Plan. The City is a member of the Broward County HOME Consortium which distributes federal HOME funds to member municipalities to develop affordable housing in the region. The Town also works with the Broward County Homeless Initiative Partnership which is the lead in the Continuum of Care.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation Plan (CPP) in accordance with the Housing and Community Development Act of 1974, as amended and 24 CFR Part 91, Subpart B: Citizen Participation and Consultation sets forth the citizen participation plan requirements. This section of the Act provides for and encourages citizen participation with particular emphasis on persons of low- to moderate-income. Consistent with the Act, the Town of Davie provides citizens reasonable and timely access to local meetings, information and records. In addition, technical assistance through information-sharing is made available to low- to moderate-income representative groups. The CPP details the process to develop needs, review proposed activities and program performance as well as the manner in which hearings are advertised and conducted.

The CPP sets forth the Town's policies and procedures for citizen participation in developing the Consolidated Plan, incremental action plans, any substantial amendments to such plans, and development of the Consolidated Annual Performance and Evaluation Report (CAPER). The CPP is available to the general public. Upon request, the Town will provide the CPP in a form accessible to persons with disabilities (i.e. oral or large print for visually impaired).

The Town's efforts to allow for participation in the development of the Consolidated Plan and first-year Annual Action Plan include a Public Hearing and a Public Comment Review Period. Written comments could be returned to the Community Services Division at 4700 SW 64 Avenue Suite D Davie, FL 33314.

A summary of citizen outreach efforts is described in the table below:

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Comment Period	Non-targeted/broad community	The Town under the provision of the CARES Act held a 7-day public comment period from July 9, 2020 to July 16, 2020 to review the Consolidated Plan and first year Annual Action Plan. The Plan could be downloaded and viewed from the Town’s website.	All comments were accepted.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	A public hearing was held at Town Council on July 29, 2020 discuss and review the Consolidated Plan and first year Annual Action Plan.	All comments were accepted.	All comments were accepted.	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

During the Consolidated Planning process the Town of Davie identified a number of needs that grant funds will be used to address. These needs were identified through numerous methods including consultation with key stakeholders, public forums, quantitative research, and institutional knowledge of previous successful programs. The NA-50 discusses public facilities, public improvements, and public service needs in the community. At this time, the Town of Davie has identified the need to preserve and develop affordable housing in the Town through purchase assistance and housing rehabilitation.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Town of Davie has identified the need for improved access to public facilities and has included a goal in the Strategic Plan:

2B Improve Access to Public Facilities

The Town will expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.

How were these needs determined?

These needs were determined through meetings with various public officials and citizens, statistical analysis, and reviews of previous successes and areas of improvement in the Town.

Describe the jurisdiction's need for Public Improvements:

The Town of Davie has identified the need for the expansion and improvements of public infrastructure and has included a goal in the Strategic Plan:

2A Expand & Improve Public Infrastructure

The Town will expand and improve public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.

How were these needs determined?

These needs were determined through meetings with various public officials and citizens, statistical analysis, and reviews of previous successes and areas of improvement in the Town.

Describe the jurisdiction's need for Public Services:

The Town of Davie has identified the need for public services for the special needs population and has included two goals in the Strategic Plan:

3A Provide Supportive Services for Special Needs Populations

3B Provide Vital Services for Low-to-Mod Income Households

For these goals, the Town will provide supportive services for low income and special needs populations. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth.

How were these needs determined?

These needs were determined through meetings with various public officials and citizens, statistical analysis, and reviews of previous successes and areas of improvement in the Town.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This Market Analysis includes an analysis of the workforce and economic factors in Davie. This section also looks at the concentrations of housing problems and where minority populations might be affected. Non-housing community development resources and strategies are also discussed. The analysis in this section is supplemented by GIS maps to provide geographical visualization of the data.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

There are many factors that are not directly related to housing that have an impact on the supply and demand for housing. The availability of jobs in the Town, the education levels of the labor force, and commuting data all have an indirect impact on housing. In this section, these factors will be identified and discussed to identify any components that may have a significant impact on how grant funds will be used by the Town of Davie.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	748	122	1	0	1
Arts, Entertainment, Accommodations	6,069	7,546	11	17	-6
Construction	3,440	4,176	6	9	-3
Education and Health Care Services	11,476	10,887	21	24	-3
Finance, Insurance, and Real Estate	3,887	1,983	7	4	3
Information	1,162	636	2	1	1
Manufacturing	2,034	1,090	4	2	2
Other Services	3,181	1,539	6	3	3
Professional, Scientific, Management Services	7,205	5,670	13	13	0
Public Administration	2,362	885	4	2	2
Retail Trade	7,434	7,512	14	17	-3
Transportation and Warehousing	2,817	765	5	2	3
Wholesale Trade	2,304	2,466	4	5	-1
Total	54,119	45,277	--	--	--

Table 5 - Business Activity

Alternate Data Source Name:

2013-2017 ACS (Workers), 2017 LEHD (Jobs)

Data Source Comments: The most recent year available for LEHD data was 2017. The 2013-2017 ACS was used for time period consistency.

Share of Workers

In the Town of Davie, there is a disconnect between the number of jobs and the number of workers. There are over 54,000 workers, but less than 45,500 jobs available. Within the business sectors, there is a significant disconnect between the number of workers and the number of available jobs. The supply does not meet the demand in the majority of business sectors. The business sector that has the largest

disconnect in workers and jobs is the Education and Health Care Services sector. In this sector there are only 2,304 workers, but 10,887 jobs available. This trend is also present in the Arts, Entertainment, and Accommodations business sector where there are over 4,000 more jobs than workers available. The Public Administration business sector has the opposite trend with 11,476 workers and only 885 jobs available. In the Finance, Insurance, and Real Estate business sector there are over 5,000 more workers than jobs available. When there are not enough jobs to support the supply of workers or vice versa, those workers are forced to earn their living in a different place than they live in, which may substantially increase commuting time and expenses such as fuel and childcare.

The difference in workers to jobs can also be partly explained by the large number of people traveling to work outside of the Town. This is discussed in more detail further below in this section with the inflow and outflow of jobs.

Labor Force

Total Population in the Civilian Labor Force	57,104
Civilian Employed Population 16 years and over	54,119
Unemployment Rate	2.6
Unemployment Rate for Ages 16-24	13.2
Unemployment Rate for Ages 25-65	4.3

Table 6 - Labor Force

Alternate Data Source Name:

2014-2018 ACS

Data Source Comments:

Data for the unemployment rate is from the Bureau of Labor Statistics (BLS), January 2020, Not seasonally adjusted. All other data including unemployment rates for age groups are from the ACS.

Unemployment Rate Over Time

A major factor in a household’s ability to afford housing is the availability of jobs within the jurisdiction. There are two primary sources used to analyze the unemployment rate in the Town for this report. They each have pros and cons, but when considered together they can provide a clearer view of unemployment in the Town.

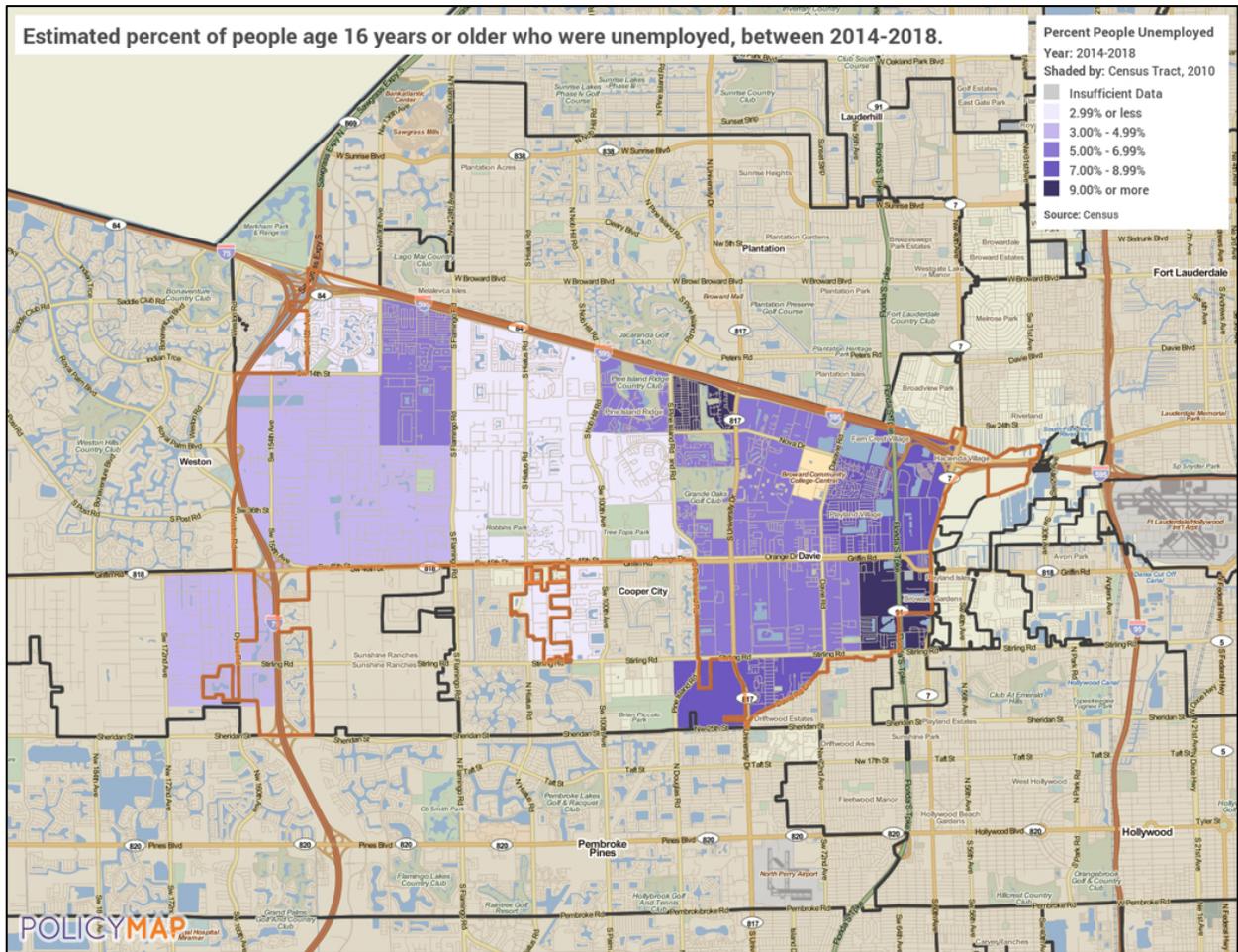
The first source is the US Census Bureau’s American Community Survey (ACS) 5-Estimates. In the ACS, unemployment data is only taken annually, and the most recent data is from 2018. It is also an average of the five years included, which does not necessarily provide an accurate view of recent employment trends.

However, the ACS data is available at a census tract level and can help identify any areas that have disproportionately high unemployment.

The second source is the Bureau of Labor Statistics. This measurement of unemployment is updated monthly and provides insight into any trends at the Town-level. It is not available at the census tract level

and therefore provides a look at employment as it relates to time, while the ACS looks at employment as it relates to space.

In the Town, there is a wide variance in employment rates between different tracts shown in the map below. The lowest unemployment rate, 2.99% or less, exists within the Central tracts of the Town. As the tracts generally become further east and west from Central Davie, the unemployment rate increases even above 9%.



Unemployment Rate Over Time

The unemployment rate in the Town of Davie has dropped significantly over-time. In 2010, according to the Bureau of Labor Statistics the unemployment rate was 8.6%. By 2019, the rate fell to 3.0%. By December 2019 the rate fell to 2.2% Town-wide.

2010	2011	2012	2013	2014	2015	2016	2018	2019
8.6	7.9	6.7	5.6	4.9	4.5	4.0	3.5	3.0

Table 7 - Unemployment Rate Over Time

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
3.2	2.8	2.7	2.4	2.6	3.0	2.9	3.0	2.5	2.5	2.4	2.2

Table 2 - Unemployment Rate from January 2019 to October 2019

Occupations by Sector	Number of People
Management, business and financial	21,134
Farming, fisheries and forestry occupations	441
Service	10,008
Sales and office	14,098
Construction, extraction, maintenance and repair	3,527
Production, transportation and material moving	4,911

Table 8 – Occupations by Sector

Alternate Data Source Name:
2014-2018 ACS

Occupations by Sector

In the above table the occupations by sector is analyzed. Instead of showing which sectors are most common in the Town, as the table at the beginning of this section did, this shows what type of jobs are available in each sector. For example, this table would include a manager of a fast food restaurant and the manager of a logging company in the same category (Management, Business, and Financial) while in the earlier table they would be in separate categories.

Within Davie, the most prominent sector is the Management, business, and financial. Almost exactly 39% of all jobs in the Town fall into this category. The next two largest occupation sectors include between 10,008 and 14,098 workers each. They are Service and Construction, extraction, maintenance, and repair. Respectively, they make up 18% and 26% of the jobs in the Town of Davie.

Travel Time

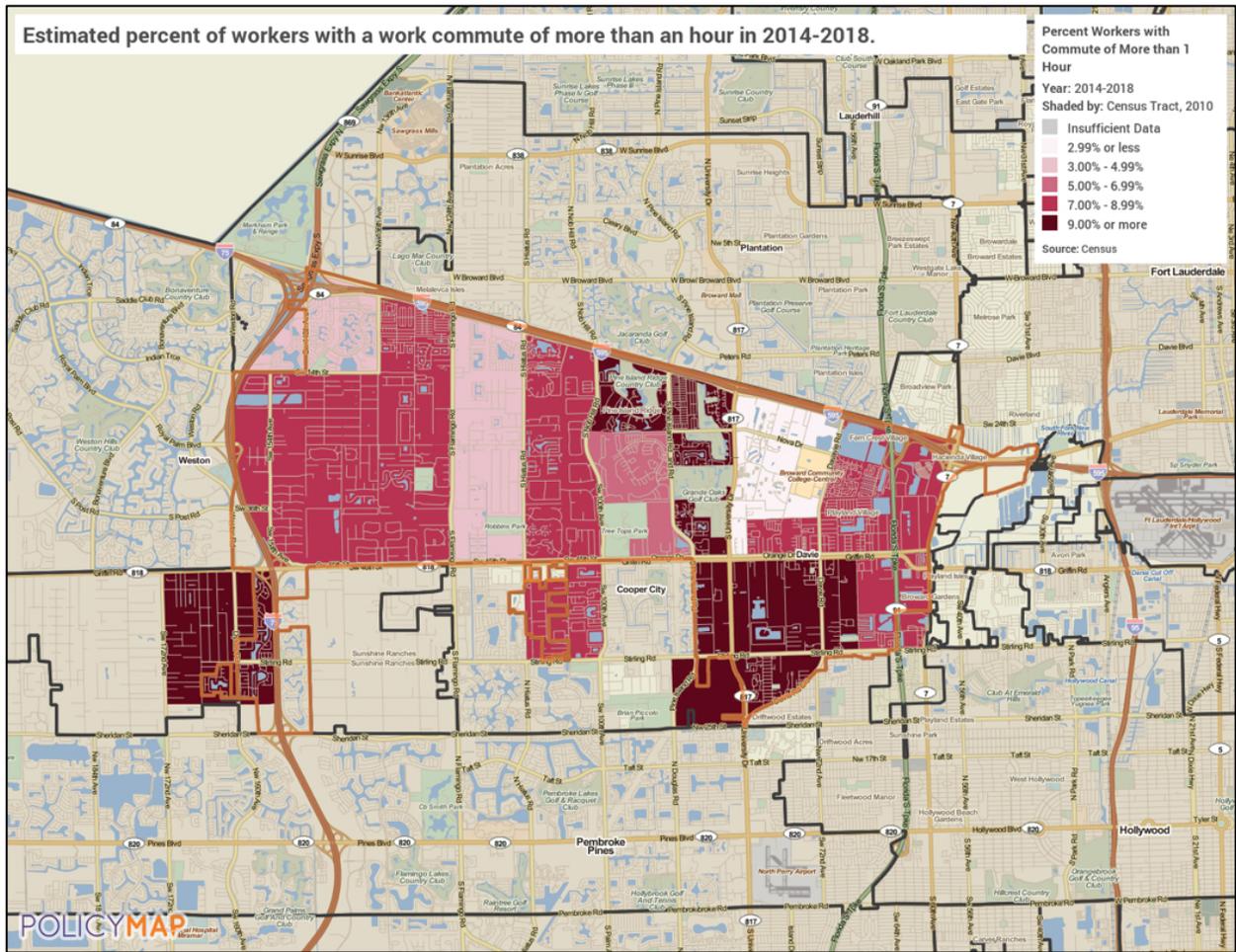
Travel Time	Number	Percentage
< 30 Minutes	29,147	58%
30-59 Minutes	16,777	34%
60 or More Minutes	4,157	8%
Total	50,081	100%

Table 9 - Travel Time

Alternate Data Source Name:
2014-2018 ACS

Commute Travel Time

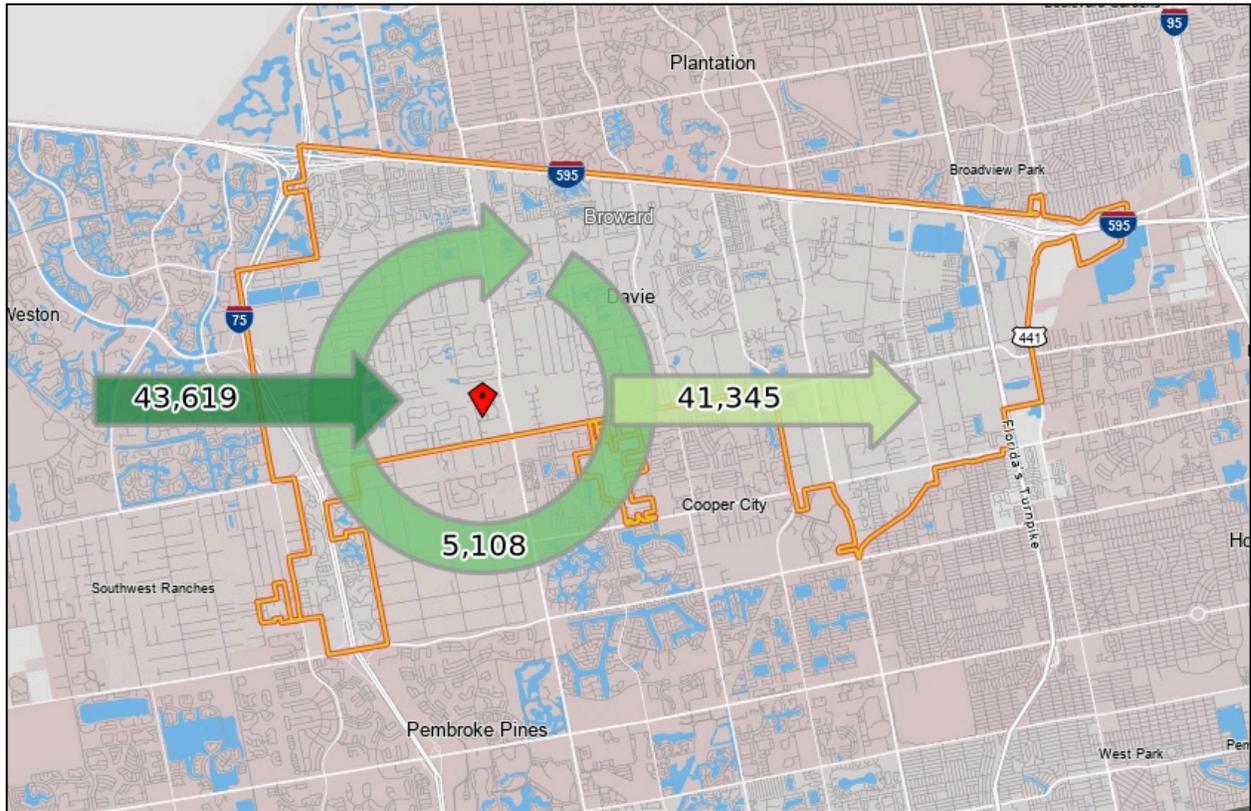
All other things being equal, residents would rather live in the same place as their job. Relative to short commutes and long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. Residents with shorter commute times have a higher quality of life and more time to be active. In the Town, long commute times are an issue. The table above shows that the vast majority of the population commutes less than 30 minutes as shown in the map below, however 42% of Davie locals are commuting more than 30 minutes. This includes the 8% that are commuting an hour or longer. The map below shows how households with workers that commute more than one (1) hour are distributed throughout the Town of Davie and are not predominant to any particular part of the Town.



Commute Time More Than 1 Hour

Inflow/Outflow of Jobs in 2017

The map below illustrates in inflow and outflow of jobs through the Town. Only 11% of Davie residents are employed inside the Town limits. In other words, 89% of locals are having to leave the Town to go to work.



Inflow/Outflow of Jobs in 2017

Inflow/Outflow Job Counts in 2017		
	Count	Share
Employed in the Selection Area	48,727	100.0%
Employed and Living in the Selection Area	5,108	10.5%
Employed in the Selection Area but Living Outside	43,619	89.5%
Living in the Selection Area	46,453	100.0%
Living and Employed in the Selection Area	5,108	11.0%
Living in the Selection Area but Employed Outside	41,345	89.0%

Data Source:
2017 LEHD Inflow/Outflow Job Counts

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,022	178	1188
High school graduate (includes equivalency)	10,247	615	2605
Some college or Associate's degree	12,715	919	2904
Bachelor's degree or higher	18,930	739	4,244

Table 10 - Educational Attainment by Employment Status

Alternate Data Source Name:
2014-2018 ACS

Educational Attainment by Employment Status

Educational attainment is one of the best indicators of future economic success, both in attaining a job and receiving a higher wage. In the Town, the unemployment rate for a person without a high school diploma is 6% while the rate for a resident with a bachelor’s degree or higher is less than 4%. Unemployment is highest for people with some college or associate’s degree (7%), this group includes current students who are working towards a Bachelor’s and accept a more temporary unemployment timeframe. The labor participation rate is also higher for those with higher educational attainment. Approximately 73% of residents without a high school diploma are in the workforce, which is nearly 10% lower than the workforce participation rate of 82% for those with bachelor’s degrees.

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	221	522	534	879	904
9th to 12th grade, no diploma	1,156	641	522	1,238	746
High school graduate, GED, or alternative	2,517	3,158	3,028	7,174	4,104
Some college, no degree	4,505	2,649	2,255	5,383	2,508
Associate's degree	779	1,865	1,302	2,952	840
Bachelor's degree	1,384	5,026	3,706	6,824	1,678
Graduate or professional degree	105	2,228	1,995	4,062	1,487

Table 11 - Educational Attainment by Age

Alternate Data Source Name:
2014-2018 ACS

Educational Attainment by Age

In general, higher education is associated with older age but not always. In Davie, more advanced degrees are generally more common in older populations. However, that is only true up until the 65 years old or older demographic. Over 13% of residents over the age of 65 lack a high school diploma, more than any other age group.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,878
High school graduate (includes equivalency)	30,760
Some college or Associate's degree	38,484
Bachelor's degree	48,134
Graduate or professional degree	63,211

Table 12 - Median Earnings in the Past 12 Months

Alternate Data Source Name:
2014-2018 ACS

Median Earnings by Educational Attainment

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age 18 to 65 will earn approximately \$1,176,551 in their lifetime. A person with a bachelor’s degree who works from age 23 to 65 will earn \$1,914,486. That added wage earned does not take into account the benefits that are often associated with higher paying jobs, like health insurance and retirement accounts. The additional income can also be used to purchase a home instead of renting, which can increase wealth substantially.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table above, the Education and Health Care Services sector is the leading business sector within Davie. There are 2,304 workers employed in the sector and 10,887 jobs, making up 21% of workers and 24% of jobs. The second largest sector is retail trade with 6,069 workers and 7,512 jobs, or 14% of workers and 17% of jobs.

Describe the workforce and infrastructure needs of the business community:

According to the business activity table, there are more workers in the Town than there are jobs. This is especially true for the Finance, Insurance and Real Estate and the Transportation and Warehousing industries.

Affordable housing has remained a challenge and the Town of Davie has prioritized preserving and developing affordable housing in the Strategic Plan.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Transit Oriented Corridor (TOC) Master Plan, developed by the Town in 2010 and amended in 2020 is a master plan that encompasses several goals with the purpose to improve the quality of life for residents in Davie. Development in the Transit Oriented Corridor at State Road and US 441 is expected to help make an economic impact by promoting a diversity of housing types and affordability, provide for places to work and shop in close proximity to housing, provide for appropriately located civic buildings, and have a variety of parks and open spaces. Land use and transportation patterns with an emphasis on pedestrian mixed-uses is encouraged.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2014-2018 ACS data in the Educational Attainment by Employment Status table, the labor participation rate is higher for those with higher educational attainment. Approximately 73% of residents without a high school diploma are in the workforce, which is nearly 10% lower than the workforce participation rate of 82% for those with bachelor's degrees. Residents with higher educational attainment have more opportunities for finding employment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Broward Workforce Development Board governs CareerSource Broward, which has full career development and training programs that help job seekers acquire the education and skills needed in the current job market. Broward County residents may even qualify for a scholarship to help them cover the costs of tuition and supplies for classes. Assisting residents to find jobs or acquire the skills for higher pay help to provide better incomes and improve the living situation of residents, in particular with affordable housing in the Davie.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No, Davie does not participate in a Comprehensive Economic Development Strategy (CEDS) but will benefit from work in Broward County. The County CEDS report will allow the Town to pull applicable information and data as needed.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

See above. The County CEDS report will allow the Town to pull applicable information and data as needed.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute “housing problems”: cost burden, overcrowding, lack of complete plumbing facilities and lack of complete kitchen facilities. In Davie, housing problems are rare except for being cost burdened. In order for an area to be concentrated it must include two or more housing problems that are substantially higher than the Town average. For this analysis, HUD’s definition of “disproportionate” will be used to identify areas substantially higher: 10 percentage points higher than the jurisdiction as a whole.

- Lack of Complete Plumbing Facilities: 0.20%
- Lack of complete Kitchen Facilities: 0.40%
- Overcrowding: 4.2%
- Cost Burden: 40.6%

For an area to be concentrated it must include two or more housing problems that are substantially higher than the Town average. In Davie that means the threshold for concentration is:

- Lack of Complete Plumbing Facilities: 10.20%
- Lack of complete Kitchen Facilities: 10.40%
- Overcrowding: 14.2%
- Cost Burden: 50.6%

In Davie, there are no tracts that show a concentration of multiple housing problems. This is due to there being no tracts concentrated with housing problems in the categories of overcrowding, lack of complete plumbing facilities and lack of complete kitchen facilities. Only one tract is relatively close to being overcrowded with 10.8% (Census tract 703.05). There are two tracts with a concentration of housing cost burden. In Census Tract 701.01 there are 60.8% of households that are cost burdened and in Census Tract 706.01 there are 54.3% of households are cost burdened.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of this analysis a “racial or ethnic concentration” will be any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the Town as a whole. According to the 2014-2018 American Community Survey 5-Year estimates the areas with racial or ethnic minority concentration are limited to the following in Davie:

Hispanic

- Town: 37.86%
- Concentration: 47.86%

- Tract(s) with Ethnic Concentration: 706.01 (50.58%), 705.02 (53.21%)

A “low-income concentration” is any census tract where the median household income for the tract is 80% or less than the median household income for the Town of Davie. According to the 2014-2018 American Community Survey 5-Year Estimates, the Median Household Income in Davie is \$66,951. A tract is considered to have a low-income concentration if the MHI is \$56,951 or less. There are eight tracts with a low-income concentration.

- Tract 703.05 - \$52,162
- Tract 702.07 - \$54,944
- Tract 702.10 - \$42,708
- Tract 702.04 - \$43,892
- Tract 706.01 - \$54,762
- Tract 701.01 - \$37,692
- Tract 701.02 - \$56,767

Census tract 706.01 is the only tract where both an ethnic concentration and low-income concentration overlap. This tract is on the eastern side of Davie, where Orange Drive intersects with Davie Road. In the following map Blue tracts are those with a racial or ethnic concentration, red tracts have a concentration of LMI households, and the purple tract has both.

See map below at the end of the section Census tract 706.01

What are the characteristics of the market in these areas/neighborhoods?

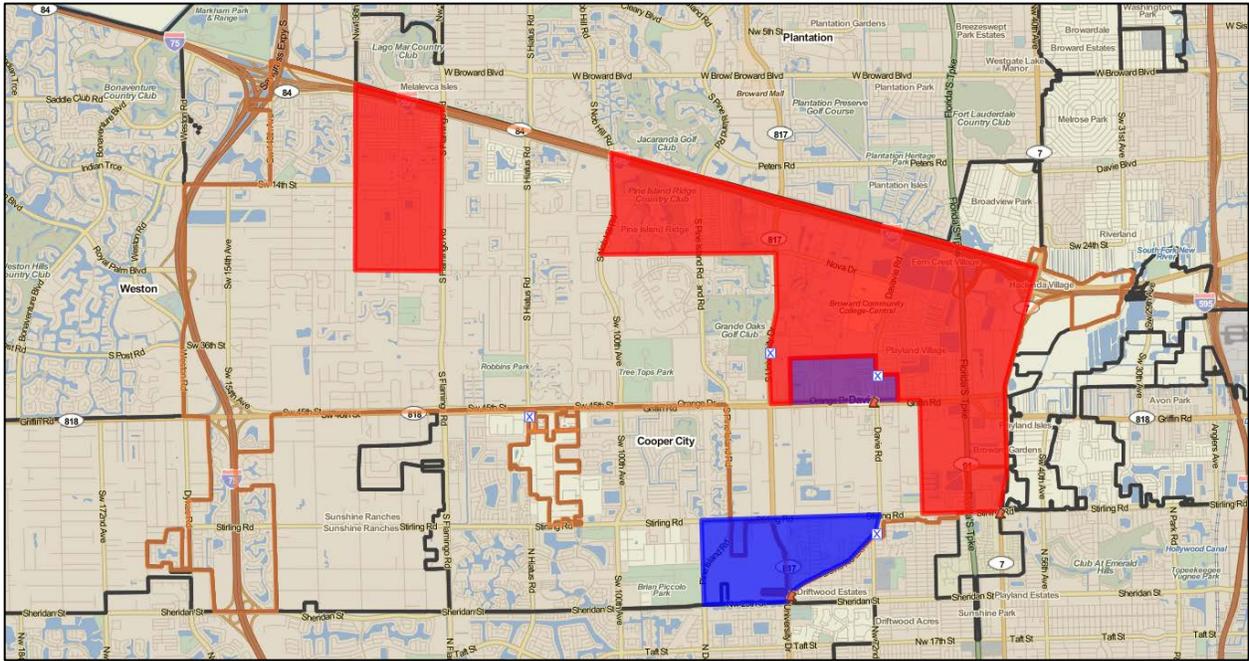
In Davie, there are four tracts with a concentration of both cost burden and income, tracts 703.05, 701.01, 701.02, and 706.01. In tract 701.01, the housing market in this area differs noticeably from the Town as a whole. The median home value in Davie is \$275,200. In tract 701.01, located on the East side of the Town, has a median home value of only \$50,900, less than 25% of the Town median. The second lowest median home value, with this concentration, is \$143,200 in tract 703.05. The median gross rent is \$1,384 in the Town of Davie. The four tracts with a concentration of both cost burden and income have median gross rents ranging from \$1,129 up to \$1,385.00.

Are there any community assets in these areas/neighborhoods?

The neighborhood includes many churches from a wide variety of faiths. There are also several parks and gardens, the Buehler Planetarium, medical facilities and hospitals, and multiple commercial areas near the community.

Are there other strategic opportunities in any of these areas?

This area has a number of major roads offering transportation options for residents. The areas with relatively low cost of housing and rents may allow for grant funding to assist more households than elsewhere in the Town. There are also a number of local businesses that could be partnered with for economic opportunities.



Census tract 706.01

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impede its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

The Town of Davie does not have significant gaps in broadband coverage. However, most of the Town is limited in options of internet providers, to include LMI areas. The average Davie household has only two (2) options for broadband-quality Internet service. A small portion of the Town's residents are estimated to not have access to more than one provider and may have to rely on low-grade wireless.

The following map shows broadband access throughout the Town. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows three (3) major infrastructure options within the Town of Davie: cable, DSL, and fiber.

See map at the end of the section Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. The Town of Davie has a total of five (5) internet providers offering residential service. Xfinity and AT&T (DSL) are the strongest providers in the Town so far as coverage. The average Davie household has two (2) options for broadband-quality internet service. These providers frequently overlap around the Town:

AT&T (DSL and Fiber)

Xfinity (Cable)

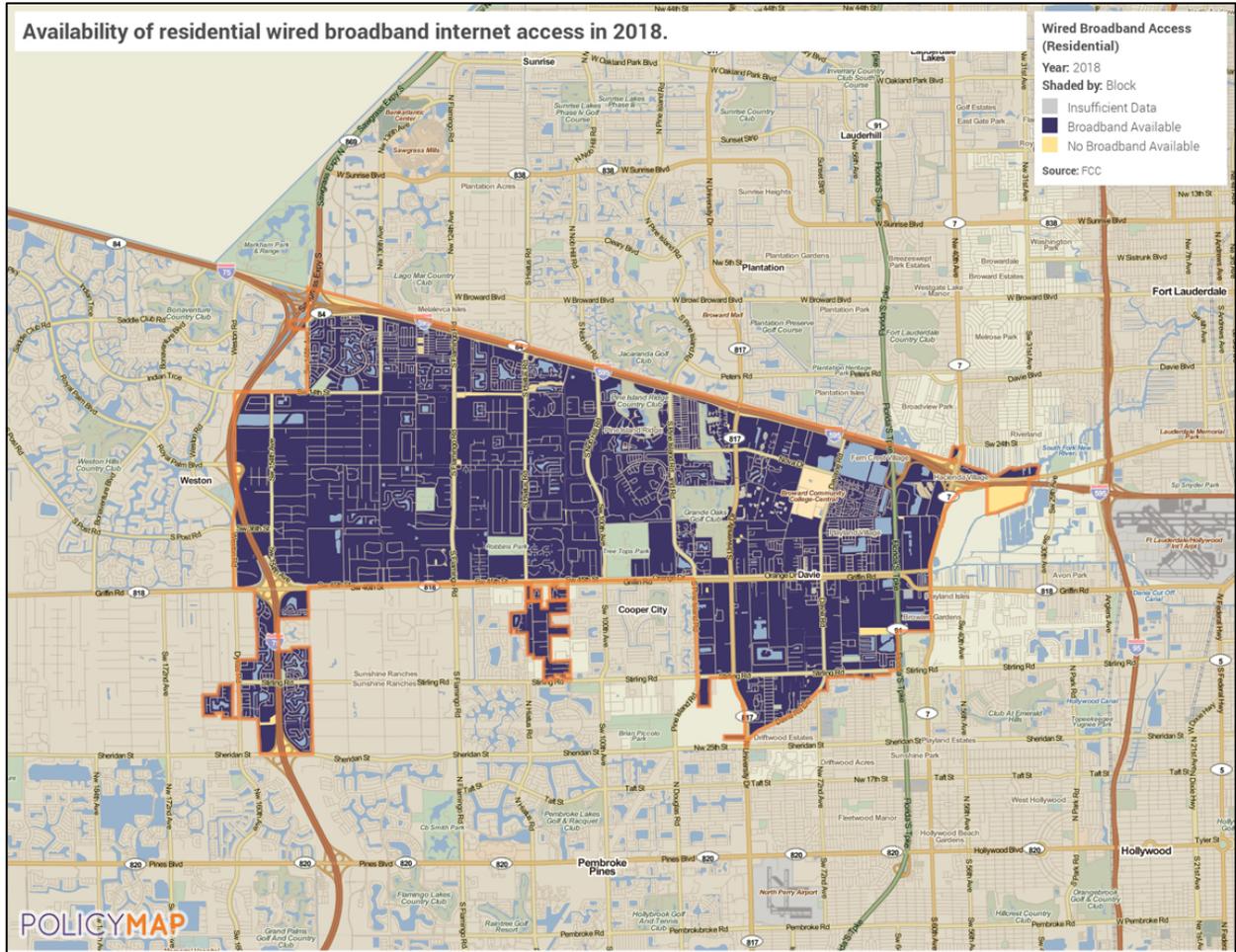
Earthlink (DSL and Fiber)

Viasat Internet (formerly Exede)(Satellite)

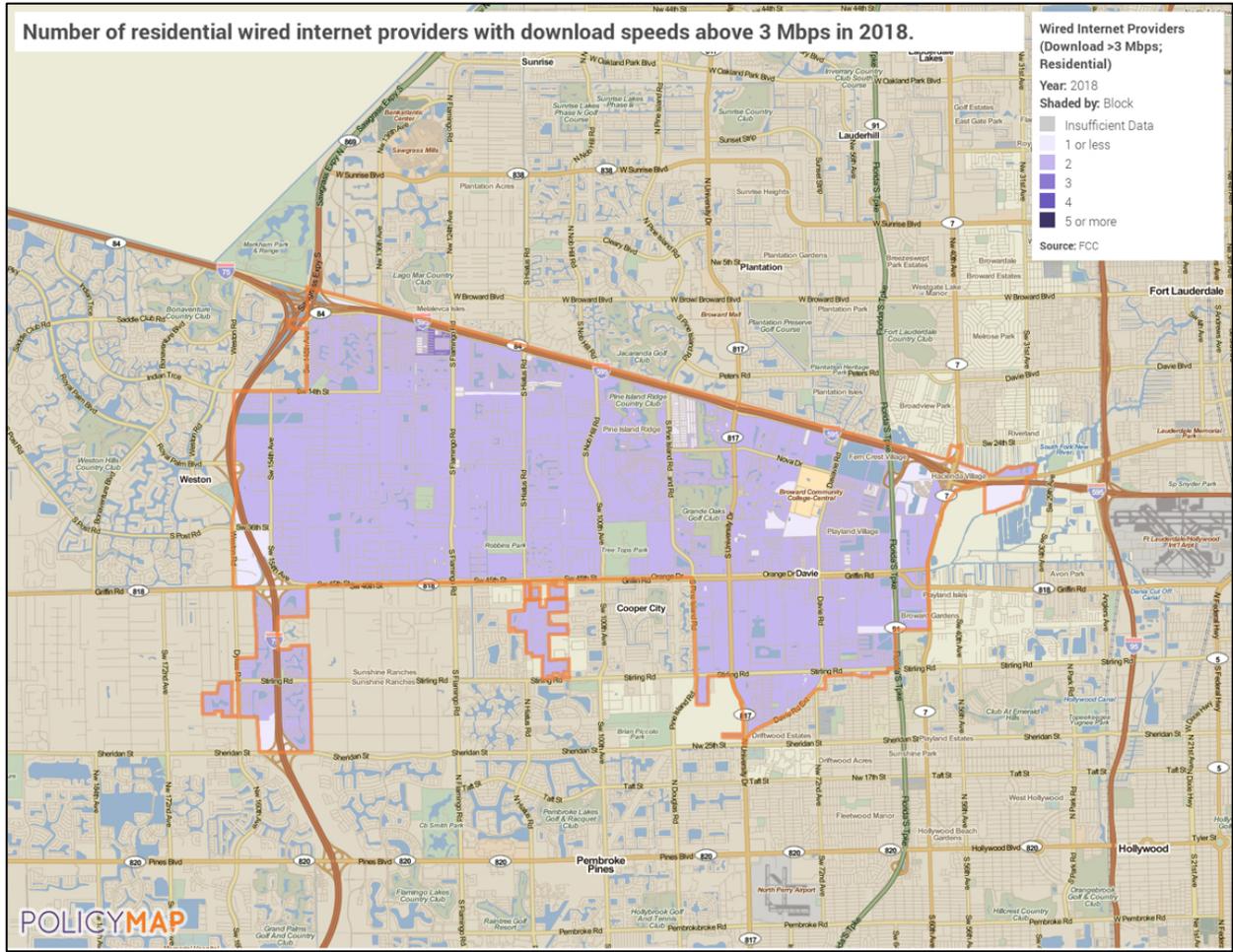
HughesNet (Satellite)

The following map shows the number of broadband service providers by census block group. Most of the Town has two (2) options of high-speed internet with competitive providers, though much of the westward boundary, with lower populations, only have access to only one provider.

See map at the end of the section Highspeed Internet Providers



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Town of Davie has historically been prone to various natural hazard events including tornadoes, flooding, hail, thunderstorm winds, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. The Town is located on the coast and is subject to primary effects of coastal impacts. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, coastal areas are expected to see an increase in the ocean levels or storm surge. These environmental changes may eventually lead people away from the coast. However, coastal populations have historically continued to see an increase in population from year to year. An increase of people may drive up housing costs, reduce the availability of jobs, and tax resources, while a decrease in population could cause labor shortages, decrease in competition for services, driving up costs and reducing quality, and reduced resources for locals. Coastal areas must continue to address their geographic challenges by anticipating, planning, and adapting to risks from flooding, sea level rise, and storm surge.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The Town of Davie strives to inform and prepare the general public for multi-hazard mitigation. There are online venues, including the Town of Davie website and social media pages, the Town Hurricane preparedness webpage, and Fire and Rescue webpage, Broward County Emergency website and social media pages and the FL VOAD website and Facebook page, that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Town of Davie's Strategic Plan outlines the Town's overall vision for housing and community development and addresses the community's identified needs and priority areas over the next 5 years. The Strategic Plan specifically addresses how the Town intends to use CDBG entitlement funds toward furthering HUD's statutory goals of providing safe, decent and affordable housing and providing for suitable living environments for the residents of Davie.

The Town also recognizes that investment is also needed in low- to moderate-income areas throughout Davie. The Town has identified these areas as qualifying Town-wide Low Mod Tracts and defined as residential areas where at least 51 percent of the residents are low- and moderate-income persons. These tracts are found at the Census "Block Group" tract level and listed in the SP-10 Geographic Priorities of this plan.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 13 - Geographic Priority Areas

1	Area Name:	Eastern Target Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	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.
	Include specific housing and commercial characteristics of this target area.	The Eastern Target Area meets the 51% LMI requirement.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Town Council adopted the Eastern Target Area as a "CDBG Target Area" for redevelopment and revitalization.
	Identify the needs in this target area.	The needs in this area is to preserve and develop affordable housing.
What are the opportunities for improvement in this target area?	Affordable housing programs such as the home purchase program and owner-occupied housing rehab will help to provide affordable housing opportunities for Town residents.	
Are there barriers to improvement in this target area?	Limited funding is a barrier to improvements.	
	Area Name:	Southern Target Area

2	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Southern Target Area a/k/a Driftwood: The Southern Target Area is located in Census Tract 705.02; and, is situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension.
	Include specific housing and commercial characteristics of this target area.	The Southern Target Area meets the 51% LMI requirement.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Town Council adopted the Southern Target Area as a "CDBG Target Area" for redevelopment and revitalization.
	Identify the needs in this target area.	The needs in this area is to preserve and develop affordable housing.
What are the opportunities for improvement in this target area?	Affordable housing programs such as the home purchase program and owner-occupied housing rehab will help to provide affordable housing opportunities for Town residents.	
Are there barriers to improvement in this target area?	Limited funding is a barrier to improvements.	
3	Area Name:	Town-wide Low Mod Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See map Low/Mod Block Group Tracts attached in SP-10

Include specific housing and commercial characteristics of this target area.	See the MA-50 for details of housing problems.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	These needs were determined through meetings with citizens and other city officials, statistical analysis of HUD LMISD low/mod tract data, and an evaluation of past performances in the Town.
Identify the needs in this target area.	The needs in low/mod income areas are to preserve and develop affordable housing.
What are the opportunities for improvement in this target area?	Affordable housing programs such as the home purchase program and owner-occupied housing rehab will help to provide affordable housing opportunities for Town residents.
Are there barriers to improvement in this target area?	Limited funding is a barrier to improvements in Low/Mod tracts.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

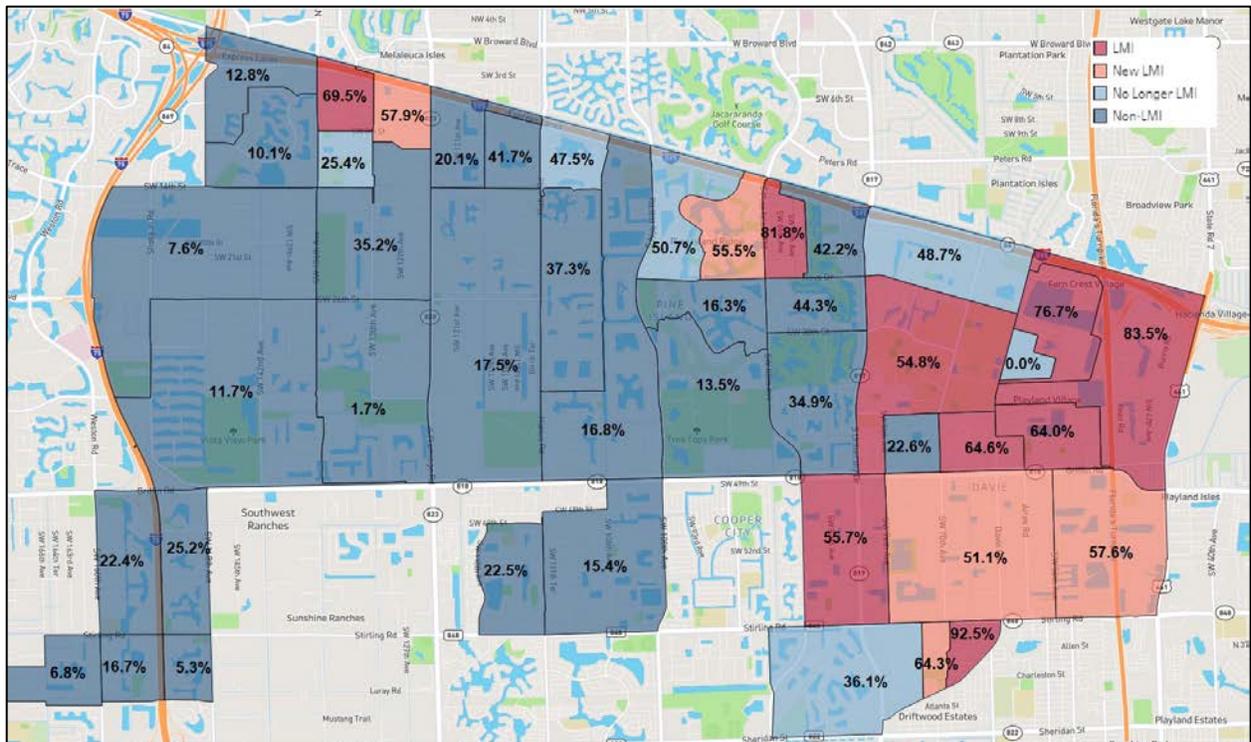
An analysis undertaken by the Town revealed those Census Tracts, in Davie, that contain the highest concentrations of persons whose incomes are 80%< of the median income and who would qualify for assistance under the CDBG Program. Based on this information, coupled with other indicators such as sub-standard housing, lack of infrastructure, lacking social services etc., the Town Council adopted two (2) geographic areas as "CDBG Target Areas" for redevelopment and revitalization (East and Southern Target Areas).

The Town of Davie also determines project locations using HUD CDBG Low/Mod Income Summary Data (LMISD) which helps to guide the Town where low/mod block group tracts are located. The map below identifies the low-moderate income areas and will be utilized to plan for CDBG activities throughout the Davie.

The Census block group tracts are:

70101.2, 70101.3, 70101.4, 70102.1, 70204.2, 70207.2, 70210.2, 70305.3, 70305.4, 70502.2, 70502.3, 70601.2, 70602.1, 70602.2 and 90602.2.

Source: HUD 2020 LMISD



Low/Mod Income Block Group Tracts

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 14 – Priority Needs Summary

1	Priority Need Name	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts
	Associated Goals	1A Increase Home Ownership Opportunities 1B Preserve Affordable Owner Occupied Housing
	Description	Preserving housing and developing affordable housing remains one of the highest priorities in the jurisdiction. The Town continues to have a need for homeowner rehabilitation and increased homeownership opportunities through direct financial assistance
	Basis for Relative Priority	Through community participation, market analysis in the MA and staff recommendations the need for homeowner rehabilitation and increased homeownership opportunities through direct financial assistance was identified. According to the 2014-2018 ACS data in MA-50, over 40% of Town residents are cost burdened (paying more than 30% of income towards housing costs).
2	Priority Need Name	Improve Public Infrastructure & Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts
	Associated Goals	2A Expand & Improve Public Infrastructure 2B Improve Access to Public Facilities

	Description	Expand and improve public infrastructure through activities for LMI persons and households. Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve public facilities such as recreational parks and community centers.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Expand and Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Facilities and improvements include neighborhood/community centers, improved road infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas.
3	Priority Need Name	Public Services & Quality of Life Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts
	Associated Goals	3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households
	Description	Provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health, seniors, and youth.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for Public Services for LMI and Special Needs was identified. Public Services offered by the Town and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction.
4	Priority Need Name	Economic Development Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts
	Associated Goals	4A Provide for Small Business Assistance
	Description	Provide for economic development opportunities that will help assist small businesses. Economic development initiatives that provide assistance for local businesses will include help for small businesses with activities such as façade improvements and training for job creation and/or retention.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for economic development opportunities was identified. Unemployment and economic opportunities vary throughout the jurisdiction and the Town will work to assist LMI areas with economic development opportunities.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The annual allocation for the Town of Davie for its CDBG program is \$687,247. The Town will use CDBG funds for home purchase assistance and owner-occupied rehabilitation assistance.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	687,247	0	0	687,247	2,748,988	The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

Table 15 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To meet the needs of the lower-income population in Davie; CDBG funds are used to leverage both public and private sector funds for community improvement programs. The Town has been very successful in leveraging other funds, both public and private, to meet its Consolidated Plan goals and objectives. The Town has developed effective and fruitful partnerships which have made many of the projects and initiatives financially feasible. Anticipated funds other than CDBG were HOME (\$183,724) from the Broward County HOME Consortium, and State Housing Initiative Partnership (SHIP) funds (\$140,184).

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The Town and the Davie Community Redevelopment Agency (CRA) owns property that can be used to address the needs identified in the plan. The Town and the Davie CRA will continue to evaluate the use of owned property for the development of affordable housing to address needs identified in the Town's plan.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DAVIE	Government	Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
BROWARD COUNTY	Government	Homelessness Public Housing Rental	Region
BROWARD COUNTY HOUSING AUTHORITY	PHA	Public Housing Rental	Region
BROWARD COUNTY HOMELESS INITIATIVE PARTNERSHIP	Continuum of care	Homelessness	Region

Table 16 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Town of Davie Community Services Division administers the CDBG programs throughout the Town. Program staff also monitor program compliance, assists in the implementation and enforcement of local, county, state and federal laws and regulations, and prepares management reports on the effectiveness of federal programs. The CSD works with Broward County (HOME Consortium) and a variety of Community Housing Development Organizations (CHDOs) and other non-profit housing and supportive services providers to implement eligible housing program activities and projects. The CSD maintains operation agreements/contracts with each non-profit service provider and conducts periodic monitoring to ensure compliance with all federal laws and regulations.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education			
Employment and Employment Training			
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

Table 17 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Town of Davie does not administer any federally funded grant programs or implement activities that provide services that are targeted to homeless persons. The Town coordinates with the Broward County Homeless Initiative Partnership (HIP) for the delivery of services that address homelessness in the Town. HIP is the grantee for ESG funding and decides the goals and objectives that address the needs of the homeless population in Davie. As well, HIP is the lead agency for the Broward County Homeless Continuum of Care (CoC) Board as well as the Homeless Management Information System (HMIS).

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Broward County Homeless Initiative Partnership has a large network of service providers for persons who are experiencing homelessness in the County. Service providers are listed on the Broward County Homeless Initiative Partnership website and encompass services such as street outreach services, shelters and other homeless prevention activities.

Funding is limited however and currently the Town of Davie does not provide services to homeless persons.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In the event that a gap is identified in the Town's current institutional structure, the Town will develop and implement the appropriate measures to alleviate any issues that affect achievement of program goals, anticipated outcomes and program compliance.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Increase Home Ownership Opportunities	2020	2024	Affordable Housing	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Preserve & Develop Affordable Housing	CDBG: \$1,593,622	Direct Financial Assistance: 30 Household Housing Unit
2	1B Preserve Affordable Owner Occupied Housing	2020	2024	Affordable Housing	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Preserve & Develop Affordable Housing	CDBG: \$1,842,613	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3	2A Expand & Improve Public Infrastructure	2021	2024	Non-Housing Community Development	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Improve Public Infrastructure & Facilities	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
4	2B Improve Access to Public Facilities	2021	2024	Non-Housing Community Development	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Improve Public Infrastructure & Facilities	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
5	3A Provide Supportive Services for Special Needs	2021	2024	Non-Homeless Special Needs	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Public Services & Quality of Life Improvements	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	3B Provide Vital Services for LMI Households	2021	2024	Non-Housing Community Development	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Public Services & Quality of Life Improvements	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted

7	4A Provide for Small Business Assistance	2021	2024	Non-Housing Community Development	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Economic Development Opportunities	CDBG: \$50,000	Businesses assisted: 5 Businesses Assisted
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Table 18 – Goals Summary

Goal Descriptions

1	Goal Name	1A Increase Home Ownership Opportunities
	Goal Description	Increase homeownership opportunities for LMI households through direct financial assistance to homebuyers.
2	Goal Name	1B Preserve Affordable Owner Occupied Housing
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.
3	Goal Name	2A Expand & Improve Public Infrastructure
	Goal Description	Expand and improve access to public infrastructure through development activities for LMI persons and households.
4	Goal Name	2B Improve Access to Public Facilities
	Goal Description	Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
5	Goal Name	3A Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth.
6	Goal Name	3B Provide Vital Services for LMI Households

	Goal Description	Provide supportive services for low- to moderate-income households in the jurisdiction.
7	Goal Name	4A Provide for Small Business Assistance
	Goal Description	Provide economic development support using funds to assist small businesses in the jurisdiction.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In the 5-Year Strategic Plan, the Town estimates it will assist LMI households with affordable housing activities:

Direct Financial Assistance: 30 Household Housing Unit

Homeowner Housing Rehabilitated: 50 Household Housing Unit

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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.

How are the actions listed above integrated into housing policies and procedures?

See above. All pre-1978 units considered for rehabilitation under the CDBG Program, will be tested for lead-based paint, and abatement undertaken accordingly.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The goals in this Plan work directly to reduce poverty in the Town by addressing housing affordability. By assisting residents with affordable housing programs, the Town will bring down the cost of living in Davie and improve the quality of life of its residents. The Town will also 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Town has created two goals to address identified priority needs that work to reduce poverty in Davie. These goals are to preserve and develop affordable housing through the purchase assistance program and homeowner occupied rehab for low- and moderate-income households.

SP-80 Monitoring - 91.230

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

The Town has developed a monitoring plan based on the monitoring guide that HUD's CPD office uses to monitor sub-grantees. The Town also adheres to other applicable regulations and policies such as those from the Department of Labor and U.S. Office of Management and Budget, the Office of Fair Housing and Equal Opportunity, and Environmental Protection Agency and will be used as the standard for any monitoring tools and procedures development for housing and community development programs. The Town's Community Services Division is responsible for oversight of all designated sub-recipients of CDBG funds and performs the following tasks:

- Execute written agreements containing all required elements before providing funds to sub-recipients.
- Conduct site/monitoring visits to review sub-recipients in order to determine that program requirements are being met and
- Take effective corrective and remedial actions towards sub-recipients who do not comply.

In addition, the Town works closely with its Procurement Division minority business outreach as well as the Broward County Office of Economic and Small Business Development in monitoring its program.

Annual Action Plan

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The annual allocation for the Town of Davie for its CDBG program is \$687,247. The Town will use CDBG funds for home purchase assistance and owner-occupied rehabilitation assistance.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	687,247	0	0	687,247	2,748,988	The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

Table 19 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To meet the needs of the lower-income population in Davie; CDBG funds are used to leverage both public and private sector funds for community improvement programs. The Town has been very successful in leveraging other funds, both public and private, to meet its Consolidated Plan goals and objectives. The Town has developed effective and fruitful partnerships which have made many of the projects and initiatives financially feasible. Anticipated funds other than CDBG were HOME (\$183,724) from the Broward County HOME Consortium, and State Housing Initiative

Partnership (SHIP) funds (\$140,184).

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The Town and the Davie Community Redevelopment Agency (CRA) owns property that can be used to address the needs identified in the plan. The Town and the Davie CRA will continue to evaluate the use of owned property for the development of affordable housing to address needs identified in the Town's plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Increase Home Ownership Opportunities	2020	2024	Affordable Housing	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Preserve & Develop Affordable Housing	CDBG: \$318,724	Direct Financial Assistance: 5 Household Housing Unit
2	1B Preserve Affordable Owner Occupied Housing	2020	2024	Affordable Housing	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts	Preserve & Develop Affordable Housing	CDBG: \$368,523	Homeowner Housing Rehabilitated: 6 Household Housing Unit

Table 20 – Goals Summary

Goal Descriptions

1	Goal Name	1A Increase Home Ownership Opportunities
	Goal Description	Increase homeownership opportunities for LMI households through direct financial assistance to homebuyers.
3	Goal Name	1B Preserve Affordable Owner Occupied Housing
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects will be administered in program year 2020.

Projects

#	Project Name
1	CDBG Program Administration
2	CDBG Purchase Assistance
3	CDBG Housing Rehab

Table 21 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities are based on funding needs and the Town does not anticipate any obstacles to addressing underserved needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts
	Goals Supported	1A Increase Home Ownership Opportunities 1B Preserve Affordable Owner Occupied Housing
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$137,449
	Description	Administration of the CDBG in PY 2020.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Town-wide
	Planned Activities	Administration of the CDBG in PY 2020 (21A).
2	Project Name	CDBG Purchase Assistance
	Target Area	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts
	Goals Supported	1A Increase Home Ownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$250,000
	Description	The Town will increase homeownership opportunities for LMI households through direct financial assistance to homebuyers.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Direct Financial Assistance: 5 LMI Household Housing Unit
	Location Description	Town-wide
	Planned Activities	Direct financial assistance to homebuyers (05Y).

3	Project Name	CDBG Housing Rehab
	Target Area	Southern Target Area Eastern Target Area Town-wide Low Mod Tracts
	Goals Supported	1B Preserve Affordable Owner Occupied Housing
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$299,798
	Description	The Town will provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 6 LMI Household Housing Unit
	Location Description	Town-wide
	Planned Activities	Owner occupied housing rehab (14A).

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

There are three target areas summarized below:

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

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.

The Town of Davie also determines project locations using HUD CDBG Low/Mod Income Summary Data (LMISD) which helps to guide the Town where low/mod block group tracts are located. HUD identifies Low/Mod areas as residential areas where at least 51 percent of the residents are low- and moderate-income persons (LMA).

Geographic Distribution

Target Area	Percentage of Funds
Southern Target Area	43
Eastern Target Area	51
Town-wide Low Mod Tracts	100

Table 22 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Town of Davie determines project locations using HUD CDBG Low/Mod Income Summary Data (LMISD) which helps to guide the Town to direct funds where low/mod block group tracts are located. See map Low/Mod Block Group Tracts attached in SP-10 for low-moderate income areas that will be utilized to plan for eligible activities and services throughout the Town of Davie.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Town of Davie will take a number of actions to overcome gaps in its delivery of community revitalization, affordable housing, and related support services.

Actions planned to address obstacles to meeting underserved needs

- 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 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.

Actions planned to foster and maintain affordable housing

- Continue to identify opportunities to expand the supply of decent, safe and sanitary affordable housing in Davie for all income levels.
- Continue working with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- Continue to 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.

Actions planned to reduce lead-based paint hazards

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.

Actions planned to reduce the number of poverty-level families

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.

Actions planned to develop institutional structure

No additional actions planned to develop institutional structure.

Actions planned to enhance coordination between public and private housing and social service agencies

The Town will continue to coordinate with other public (e.g. Broward County Office of Housing and Community Development; Homeless Division) and non-profit organizations. Ongoing meetings with the Davie CRA are held.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section explains the program specific requirements of the CDBG program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

Discussion

The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income is 75%.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2014-2018 ACS 5-Yr Estimates
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Davie, FL
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014-2018 ACS 5-Year Estimates
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name 2013-2017 ACS (Workers), 2017 LEHD (Jobs)
	List the name of the organization or individual who originated the data set. 2013-2017 ACS and 2017 Longitudinal Employee-Household Dynamics: United States Census Bureau

	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p> <p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Davie, FL</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>Bureau of Labor Statistics</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Bureau of Labor Statistics (BLS)</p> <p>Provide a brief summary of the data set.</p> <p>BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.</p>

	<p>What was the purpose for developing this data set?</p> <p>The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Davie, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019-2020</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>