



# 3-5 Year Strategic Plan

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 Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

### Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The strategic plan is a five-year strategy for prioritizing fund allocations, based on specific objectives that address underserved needs of the population. It anticipates obstacles to meeting underserved needs and should be used as a guide for the City in designing their annual action plans for the next five years.

### General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

**GEOGRAPHIC PRIORITIES:**

The target areas for the five-year strategic plan include the Community Redevelopment Area (CRA) along State Road 7, the adjacent Park East Neighborhood and the Lauderdale West Neighborhood which has a high elderly population.

**PRIORITIES:**

**AFFORDABLE HOUSING** including homeownership and home repair will be targeted to the Eastern residential neighborhoods in the CRA and the elderly population in center city Plantation in housing developments. Homeless needs are minimal in Plantation and will continue to be addressed at the County level to serve homeless needs County-wide, however homeless needs is not a high priority.

**NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES** will primarily occur in the Eastern portion of Plantation in the CRA district. This includes infrastructure investments and aesthetic improvements. Additional funds programs will service the elderly population and other low- and moderate-income households.

**BASIS FOR ASSIGNING PRIORITIES:**

**AFFORDABLE HOUSING AND HOMELESS NEEDS** priorities were developed based on data collected for Housing and Homeless Needs and the Housing Market Analysis. These sections identify deficiencies in affordable housing for renters and owners, housing maintenance, homeless assistance and prevention, and housing conditions. The housing conditions analysis considers the availability of good housing stock in comparison to housing in the City as a whole.

**NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES** were prioritized based on previous plans for the CRA and Gateway 7 district, a survey of public service agencies, and numerous meetings with City staff, the Mayor, and City Council. Two studies produced in 1998 and 1999 identified a redevelopment plan for the Gateway 7 district and a program of interrelated projects to implement the redevelopment plan. Most recently, in 2000, a CRA was approved for this district to leverage substantial financing sources for the area's redevelopment.

**OBSTACLES TO MEETING UNDERSERVED NEEDS:**

Because Section 8 rental vouchers are administered through the County, the City is unable to assess this need.

In terms of affordable homeownership, the SHIP program for home improvement and homeownership limits each household to \$25,000 for home repair, up to \$20,000 for homeownership, and \$20,000 for barrier removal.

**FUNDING DESCRIPTION:**

Funds will be distributed for redevelopment improvements in the CRA. CRA projects will meet the non-housing community development priorities. Additional projects, such as public service funding will also satisfy this priority. The homeownership and minor home repair priority will continue to be met through the City's SHIP program, a state funded program for home improvement and ownership. Some CDBG money will be added to this program to assist those residents whose needs are not being met.

**BENCHMARKS:**

Each objective identified in the Strategic Plan will be quantified in reasonable terms, as a way to measure the success and achievements of the individual projects.

## **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:**

CDBG funds will be administered by the City. State funds including SHIP funds for purchase assistance and minor home repair will be administered by the City. Local funds will be provided through the general revenue bond issued for the CRA. These funds will be administered by the City 's CRA director and will be used to pay for the non-housing community development projects identified in the Action Plan and the Strategic Plan. Broward County will continue to administer the Section 8 program in the City.

The City held two public hearings through which ideas were gathered and expressed to residents, service providers and agencies. The public was also provided a 30 day public comment period on the Consolidated Plan. A survey was mailed to public service agencies inquiring about needs. The City also consulted with Broward County, the Broward County Housing Finance Authority, the Coalition to End Homelessness and the Florida Housing Finance Corporation. Numerous meetings were conducted with City staff, the Mayor, and City Council.

**ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES:**

The City would like to become more involved in the County's Continuum of Care program for the homeless, but do not have plans to expand coordination efforts among public and private housing agencies beyond the SHIP program. Coordination between the City and social service agencies will be enhanced through the various public service programs identified in the Action 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.
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:

#### SECTION I - INTRODUCTION

The City of Plantation is an Entitlement Recipient of federal funds from the United States Department of Housing and Urban Development (HUD) totaling \$599,165 per year. The overall goal of the community planning and development funds provided by HUD, is to develop viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities principally for low- and moderate-income individuals and families. The primary goal is to 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 and related infrastructure that meets the needs of the City of Plantation.

The Consolidated Plan will be a five (5) year strategy with incremental one-year action plans, and will further the statutory goals of the programs through a collaborative process whereby a community establishes a unified vision for community development actions. This offers the City of Plantation a chance to shape the various federally funded programs into an effective, coordinated, neighborhood and community development strategy.

The Consolidated Plan serves several functions including:

- \* A long and short-term planning document for the City of Plantation, which builds on a participatory process at the grassroots level;
- \* An application for 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.

The following Programs are governed by, and administered under a Consolidated Plan: The Community Development Block Grant (CDBG) Program, the HOME Investments Partnership Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. CDBG Entitlement Jurisdictions may also apply for and receive Section 108 Guaranteed Loan Funds.

Although the City of Plantation currently qualifies for funding under the CDBG Program only, the City's Consolidated Plan and Citizen Participation Plan are intended to cover all eligible programs listed above, should Plantation qualify for such in the future.

The staff of the Planning Department of the City of Plantation is responsible for the planning, preparation and submission of the Consolidated Plan for Federal Funds, as well as the incremental Action Plans, and necessary amendments thereto.

## SECTION II - PURPOSE OF THE CITIZEN PARTICIPATION PLAN

As a recipient of federal funds, the City of Plantation is required to adopt and implement a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation in developing the Consolidated Plan and incremental Action Plans, any substantial amendments to such Plans, and for developing the Annual Performance Report.

It is the City's goal to ensure effective citizen involvement in an advisory role in the planning, implementation, and assessment of the programs covered by the Plan. The City of Plantation encourages citizen involvement with particular emphasis on participation by low- and moderate-income persons, particularly those residents living in blighted areas and/or other targeted areas where CDBG funds are proposed to be used. In addition, the City of Plantation hopes to increase governmental responsiveness through the provision of information and technical assistance to all citizens interested in community development and related programs.

All aspects of the citizen participation process shall be conducted in an open manner, with freedom of access for all interested persons. Citizens will be provided with timely access to local meetings, public hearings, grant documents, copies of the Consolidated Plan and all Annual Plans, and the Annual Performance Report, in accordance with the federal regulations at 24 CFR Part 570.

Prior to adoption of a Consolidated Plan or Action Plans, the City of Plantation will make information available to residents, public agencies, and other interested parties, in a manner that describes the amount of federal assistance that the City is expected to receive (including entitlement grants and program income), and the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income persons.

The City of Plantation encourages the participation of all of its citizens including minorities and non-English speaking persons, as well as persons with disabilities. The City will take appropriate actions to encourage such participation, at all stages of the Consolidated Planning process. This may include, but is not limited to: publication of materials, notices, or other records in an additional language (if determined necessary by the City of Plantation staff). Further, the City will ensure that hearing, sight, and mobility impaired persons have full and timely access.

## SECTION III - THE CONSOLIDATED PLAN CONSULTATION PROCESS

When preparing the Consolidated Plan, the City of Plantation shall consult with other public and private agencies that provide health services, assisted housing, and social services including those focusing on services to children, elderly persons, persons with disabilities, and other special needs populations.

The consultation process will include, but is not limited to the following:

### 1) PUBLIC HEARINGS:

The City of Plantation shall hold at least two (2) public hearings on the Consolidated Plan and any amendments thereto. The purpose of these hearings is to ascertain community needs, obtain citizen input, and to respond to proposals and questions. One of the two public hearings will be held prior to developing the draft plan (Pre-

Development Public Hearing), and shall include a discussion of past program performance. A subsequent public hearing will be held after a draft of the Plan has been developed and made available for public comment (Pre-Adoption Public Hearing). Additionally, the Plan will be published for citizen comment, prior to adoption by the City Council, in the manner prescribed in this plan.

A) LOCATION:

These public hearings will be held at times and places which are convenient to potential and actual beneficiaries, and which can accommodate persons with disabilities. It is contemplated that meetings and/or hearings will be held in the City Council. Non-English speaking residents will be accommodated with translation services if a significant number of the participants (greater than 51%), are expected to attend.

B) HEARING NOTICES:

Notice of all Public Hearings will be published at least fifteen (15) days prior to the hearing, in a non-legal section of a newspaper of general circulation i.e. block advertisements. If deemed necessary by City Staff, the hearing notice may also be published in a non-English newspaper.

2) PUBLIC MEETINGS:

In addition to the two (2) public hearings to be held on the Consolidated Plan (one at the pre-development stage and one after the Plan is drafted, but prior to adoption), the City of Plantation may desire to hold additional public meetings or town forums to discuss the Consolidated Plan contents, goals and objectives, and program performance. Such meetings are purely at the discretion of the City's Staff.

Should such meetings be determined necessary, the meetings will be held and advertised in the same manner as prescribed elsewhere in this Plan.

3) INTER-JURISDICTIONAL CONSULTATION:

When preparing the description of the non-housing community development needs, the City of Plantation will notify adjacent local governments, to the extent practical, and will submit a copy of the draft Plan to the County for review and comment.

The City of Plantation will also consult with local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction.

4) CONSULTATION WITH HOUSING AUTHORITIES AND PUBLIC/ASSISTED HOUSING RESIDENTS:

While developing the Consolidated Plan, the City of Plantation will consult with the local public housing agency that participates in a Comprehensive Grant Program, concerning consideration of public housing needs and planned activities.

The local housing authority will be provided with information about the City's proposed use of CDBG funds that may affect the residents of any public or assisted housing development within the City's limits, so that the information can be shared

with interested residents at the annual public hearing held on the Comprehensive Grant programs.

The City encourages the participation of residents of public and assisted housing developments, along with other low- and moderate-income residents of targeted revitalization areas in which the housing developments are located.

5) HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA):

Broward County, as the largest municipal entity, is required to prepare the Housing Opportunities for Persons With AIDS (HOPWA) Grant application, and must develop a metropolitan-wide strategy for addressing the needs of affected and infected persons and their families living throughout the entire county. To the extent practical, the City of Plantation will collaborate with the County in this process.

6) ORAL INTERVIEWS:

Input will also be gathered by interviews with: the Mayor and City Council, applicable City Staff, service providers, community leaders, persons attending the various public meetings and hearings, and written comments from citizens and interested groups received throughout the planning process.

7) LEAD-BASED PAINT:

When preparing the portion of the Plan concerning lead-based paint hazards, the City of Plantation will consult with applicable State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the number and location of housing units in which children have been identified as lead poisoned.

SECTION IV - CITIZEN REVIEW AND COMMENT ON THE PLAN

In order to encourage citizen participation in all phases of the development of the Plan, the following actions will be taken:

1) PUBLICATION OF THE PLAN AND RELATED AMENDMENTS:

Prior to adoption of the Consolidated Plan or the One-Year Action Plan, the City of Plantation will make available a draft copy of the Plan that will include the amount of federal assistance that the City expects to receive, and the range of activities expected to be undertaken. The Plan will encompass all grants and projected program income, and will estimate the benefit to low- and moderate-income persons.

A copy of the draft Plan and an executive summary will be made available for review at the City Clerk's Office in City Hall, and at the Helen B. Hoffman Library at 501 North Fig Tree Lane for a 30-day period, prior to adoption by the City Council. A reasonable number of copies will be made available, at no charge, at the Planning Department located in City Hall at 400 NW 73rd Street Plantation, FL 33317.

Additionally, a summary of the Plan will be published in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written

comments for the 30 day period prior to adoption. This summary will describe the contents and purpose of the Plan.

2) CITIZEN COMMENTS ON THE PLAN:

The City of Plantation encourages citizens to be involved at all stages of the Consolidated Plan, particularly at the pre-development hearing, and the final public hearing held by the City Council prior to adoption of the Plan.

The City of Plantation will consider any citizen comments received in writing or orally at public meetings or public hearings, when preparing the Consolidated Plan. A summary of these views, and a summary of any views or comments not accepted and the reasons therefore, shall be attached to the Consolidated Plan.

SECTION V: ADOPTION OF THE CONSOLIDATED PLAN

Following the citizen participation and consultation process outlined in this Citizen Participation Plan, the Consolidated Plan will be adopted by a formal Resolution of the Plantation City Council. Copies of the adopted Plan and authorizing Resolution will be made available, free of charge, to interested residents and citizens, at the City Clerk's Office and the Planning Department.

SECTION VI - SUBMISSION OF PLANS - PROGRAM START DATE

The City of Plantation has selected October 1st as the start date for the federal programs covered under the Consolidated Plan. Thus, October 1st through September 30th will be the designated Program Year for all federal grants received from HUD.

Based on this start date, the Plan and subsequent Action Plans, will be submitted to the U.S. Department of HUD on or before August 16th of each year, consistent with the HUD regulations at 24 CFR 91.15, which requires that the City's Plan be submitted 45 days in advance of the start of the Program.

SECTION VII: AMENDMENTS TO THE CONSOLIDATED PLAN

The City of Plantation will provide citizens with a reasonable opportunity to comment on substantial amendments to the Consolidated Plan, as follows:

1) PUBLICATION:

A summary of any proposed substantial amendment to the Consolidated Plan will be published in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written comments for a 30 day period prior to adoption. Copies of the proposed amendment will be made available for review at the City Clerk's Office and the Planning Department, in City Hall.

Any person requiring auxiliary aids and services at this meeting may call the City Clerk's Office at 797-2622 at least two days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

2) CRITERIA FOR SUBSTANTIAL AMENDMENTS TO THE PLAN:

The City of Plantation shall amend its Consolidated Plan whenever it makes one of the following determinations:

- a) To make a change in its priorities from low to medium or high;
  - b) To carry out an activity not previously described in the Action Plan (i.e. add a new activity);
  - c) To delete an activity that was previously described in the Action Plan;
  - d) To change the geographic target area; and
  - e) To increase or decrease the budget of any individual project or activity by 50%.
- 3) CITIZEN COMMENTS TO BE CONSIDERED:

The City of Plantation will consider any comments received in writing or orally at public hearings (if applicable), in preparing the Substantial Amendment to the Consolidated Plan. A summary of these views, and a summary of any views or comments not accepted and the reasons therefore, shall be attached to the substantial amendment.

- 4) ADOPTION AND SUBMISSION TO HUD:

All substantial amendments to the Consolidated Plan, will be adopted by formal Resolution of the Plantation City Council. Upon completion, the City of Plantation will make the amendment public and must notify HUD that an amendment has been made. Copies of such amendment(s) will be retained in the grant documents file in the Planning Department of City Hall.

#### SECTION VIII - AVAILABILITY AND DISSEMINATION OF PROGRAM RECORDS/DOCUMENTS

The City of Plantation will provide for full public access to program information and will take affirmative efforts to make information available to citizens, especially to low- and moderate-income persons, or residents of targeted revitalization areas.

The City of Plantation will provide for full and timely disclosure of all program records and information consistent with applicable federal, state, and local laws regarding personal privacy and obligations of confidentiality.

Documents relevant to the program will be made available for review upon request, during normal business hours, at the City of Plantation City Hall, Planning Department. In accordance with the State Statutes governing public records, a reasonable notice period must be provided to the City. A reasonable and customary fee may be charged, in order to fulfill copying requests of an extensive nature.

A reasonable number of copies of the Consolidated Plan, One-Year Action Plans, and the Annual Grant Report will be made available at no charge to those interested citizens and/or organizations. Additionally, a summary of the Consolidated Plan will

also be advertised prior to its adoption by the City Council, thus allowing for citizen comments directly to the elected officials.

#### SECTION IX -TECHNICAL ASSISTANCE

The City of Plantation will assist citizens, as necessary, so that they may adequately participate in the planning, implementation and assessment of the Programs covered by the Plan and any Amendments thereto, as well as preparation of the Annual Performance Report.

The City of Plantation will also provide reasonable technical assistance to groups representative of low- and moderate-income persons, that request assistance in developing proposals for funding assistance under any of the programs covered by the Plan, in a manner determined by the Planning Department to be reasonable and appropriate.

Citizens desiring technical assistance should contact the Planning Department, sufficiently in advance of the date that the service is needed, e.g. one week in advance of a meeting or public hearing if audio visual or slide presentation equipment is needed.

#### SECTION X - ADMINISTRATION OF GRANT PROGRAM(S)

The staff of the Planning Department of the City of Plantation is responsible for the planning, preparation and submission of a Consolidated Plan for Federal Funds and all necessary amendments to such Plan, the incremental One-Year Action Plans, and the Annual Performance Report.

The City staff shall determine the annual costs necessary to apply for, administer, and monitor the Community Development Block Grant (CDBG) Program, not to exceed 20% of the annual entitlement allocation including projected program income, if applicable, for the CDBG program. The City will comply with other such applicable administrative caps as may be imposed by the federal government, on other related HUD program grants.

#### SECTION XI - ASSESSING ANNUAL PERFORMANCE:

Evaluating program performance against previously established milestones, is an important part of administering federal grant programs. In order to ensure programmatic compliance and fiscal integrity, the City of Plantation will:

##### 1) MONITOR PROGRAM PROGRESS:

The City's Consolidated Plan will describe the standards and procedures that the City of Plantation will utilize to monitor activities carried out in furtherance of the Plan, and will use such standards to ensure long-term and short-term compliance with the requirements of the program(s) involved. It is anticipated that the Planning Department will oversee such monitoring and evaluation.

##### 2) ANNUAL PERFORMANCE REPORT:

HUD requires that each jurisdiction that has an approved Consolidated Plan, annually review and report to the U.S. Department of HUD on the progress it has made in

carrying out its Strategic Plan and Action Plan, in a form prescribed by HUD. This report will be submitted to HUD within 90 days after the close of the program year.

The Performance Report must include a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted, including racial and ethnic status of persons assisted, actions taken to affirmatively further fair housing, and other actions indicated in the Strategic Plan and the Action Plan.

The report shall also include an evaluation of the City's progress in meeting its specific objective of providing affordable housing, including the number and type of families served.

Once the Annual Report has been drafted, the City of Plantation will advertise its availability in a newspaper of general circulation, and will afford citizens a 15-day review/comment period.

Citizens are encouraged to participate in the development of the Annual Report. A summary of the written comments received will be appended to the Annual Report when submitted to HUD.

#### SECTION XII - ANTI-DISPLACEMENT AND RELOCATION PLAN

The Consolidated Plan will include an Anti-Displacement and Relocation Plan (ADRP) which describes those actions that the City will take to minimize displacement of its residents and businesses in carrying out the Plan.

It is the City's goal to minimize all such displacement when developing its long-term and short-term goals and objectives and annual priorities for the use of the federal funds.

#### SECTION XIII - RESPONSE TO CITIZEN COMPLAINTS

Any citizen may file a complaint with the Planning Department, concerning the Consolidated Plan, Action Plan, Annual Report, or general performance of the programs covered under such plan.

When written complaints are received, the Planning Department will provide a substantive written response within 15 working days, when practicable.

Citizen comments and proposals submitted in response to the 30-day public comment period for the Consolidated Plan or One-Year Action Plan will be given consideration, and the Plan may be modified, if deemed necessary by the City Council. A summary of all comments received will be appended to the Plan.

#### SECTION XIV - COMPLIANCE WITH SUNSHINE LAW REQUIREMENTS

All meetings of any board or commission of a municipal corporation at which official acts are to be taken are declared public meetings and open to the public at all times, and no rule or resolution or formal action shall be considered binding except as may be taken at such meeting.

The "Open Meeting Law" applies to all boards and committees, whether advisory or not. Any meeting at which two appointed or elected public officials, from any board or committee, discuss items on which they may have to vote, must be public.

A public body must avoid secret meetings, or gatherings from which the public and the press are excluded, such as a meeting preceding an official meeting, even though ostensibly for social purposes. No votes may be taken by secret ballot, and minutes must be taken of every meeting.

Sanctions or penalties for non-compliance are:

- a) Members of the public body may be guilty of a second-degree misdemeanor which carries penalties of imprisonment not to exceed 60 days and a fine not to exceed \$500 or both.
- b) Actions of the body taken outside of a public meeting may be declared null and void.

#### SECTION XV - CONFLICTS OF INTEREST:

The City of Plantation will comply with all federal regulations governing conflicts of interest, specifically as outlined in 24 CFR 570.611, as same may be amended from time to time.

#### CITIZEN COMMENTS:

The City received a comment from a resident inquiring about affordable housing. He submitted a letter indicating that he had done a non-scientific phone survey of State and locally funded bond housing in the City. The letter indicated that the results of the survey were such that few if any of the apartments contacted had any idea that a certain number of units were to be set aside for low to moderate income habitants. Further, the resident indicated that it was his opinion that the City should consider annexing Broadview Park to provide affordable housing for current Plantation residents. In response to these comments, the City contacted the Florida Housing Finance Corporation and the Broward County Housing Finance Authority. According to the Florida Housing Finance Corporation and the Broward County Housing Finance Authority all bond financed housing are within compliance as far as certifications indicate. The letter further indicated that the City could not speculate as to why the resident was told these communities do not provide housing for low to moderate income residents, however, as per Broward County Housing Finance Authority and the Florida Housing Finance Corporation, each of these communities is in compliance as far as affordable housing unit occupancy. Most of the communities have more than doubled the requirements as far as low to moderate income occupancy, it is feasible that many of those working in the rental office are not aware of these requirements as it is not made an everyday issue. In response to the suggestion regarding annexation of Broadview Park, the letter indicated that the City has no opinion regarding annexation of the area and that the subject is best handled by the residents of that neighborhood. It further indicated that if the neighborhood were to be annexed, the City will do everything it can to make the residents welcome.

### **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:

Federal CDBG funds will be used to pay for infrastructure, landscape and aesthetic improvements in the CRA and adjacent neighborhoods, additional funds for the SHIP program, specific public service projects directed towards low- and moderate-income households and administration for the Consolidated Plan. CDBG funds will be administered by the City. State funds including SHIP funds for purchase assistance and minor home repair will be administered by the City. Local funds will be provided through the general revenue bond issued for the CRA. These funds will be administered by the City 's CRA director and will be used to pay for some of the non-housing community development projects identified in the Action Plan and the Strategic Plan. Broward County will continue to administer the Section 8 program in the City.

The City of Plantation does not currently have any public housing units within City limits.

## **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 City of Plantation's staff at the Department of Planning, Zoning and Economic Development is responsible for the implementation and the fulfillment of Consolidated Plan goals. By meeting regularly, the City staff will determine how much progress is being achieved in accomplishing the previously stated Consolidated Plan goals. During the monitoring process, we will establish an open system of communication between agencies.

The City will conduct monitoring reviews to determine whether its programs are being carried out in accordance with the Consolidated Plan and in a timely manner.

The City enters into binding subrecipient agreements with agencies receiving federal funds. These agreements provide a basis for enforcing the Action Plan, the federal rules and regulations, and the time-frame to achieve the stated accomplishments.

The agreements also contain remedies in the event of a breach of the provisions by the subrecipients.

The City of Plantation will ultimately be responsible for ensuring compliance with the applicable statutory and regulatory requirements, when we have applied directly or the program is being carried out by a subrecipient.

The City will monitor public service activities under the CDBG program and will initiate monitoring plans for new programs as they develop to meet the specific requirements of those programs. Key elements of the monitoring plan are:

- 1) Negotiate a project or activity specific subrecipient agreement which identifies and quantifies the activities to be implemented and includes a budget showing the specific expenditures authorized.
- 2) Provide technical assistance and training when the subrecipient requests or requires it.
- 3) Conduct on-site monitoring on an as needed basis depending on the nature and complexity of the activity and the amount of funds involved.
- 4) Review requests for payment or reimbursements to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations, and authorized under the subrecipient agreement.
- 5) Review direct benefit activity forms on a monthly basis to ensure that 51% of clients are low to moderate income.
- 6) Assure subrecipients meet federal single audit requirements and review audits to assure that concerns and findings are addressed.

Summaries of issues, problems, concerns and accomplishments will be documented in order to keep an accurate account of the success in meeting these goals. When these goals are not met, we will use this documented information to help revise and re-evaluate the needs and our capabilities.

### **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:

The City distributed a survey to gauge needs, consulted with Plantation residents, the Broward County Housing Finance Authority, Coalition to End Homelessness, Broward County Housing Authority, Broward County, staff, the Mayor, City Council. Based on these numerous consultations careful consideration was given to the statistics and requests. Staff formulated the needs based on these consultations and the Strategic Plan was submitted to the City Council for approval.

## **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

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

The Broward County Health Department tracks incidents of elevated blood lead levels for Broward County. Elevated blood lead is determined through blood testing in medical screenings and is defined as a threshold of 10 parts lead per million.

Elevated blood lead is tracked by the Health Department using ZIP codes. Of the ZIP codes that include the City of Plantation, seven cases of elevated blood lead levels were found this past year. However, these seven cases are located within four ZIP codes, all of which have a portion outside the City of Plantation. None of the other Plantation ZIP codes had cases of elevated blood lead levels.

According to Broward County Health Department staff, the incidence of elevated blood lead levels in this area is due to recent migrations of affected populations from the northeastern states. In general, according to Health Department staff, the incidence of high lead drops sharply west of State Road 7, which forms the eastern boundary of the City of Plantation. Plantation's housing stock, along with the rest of western Broward County, has been built for the most part since lead-based paints were removed from the market. Less than 20% of the city's housing units were built before 1970. The newer housing stock means that the presence of lead-based paint is unlikely.

Through its CDBG Minor Home Repair program, the City has contracted with a lead based paint inspector. The inspector tests all CDBG funded Minor Home Repair projects in homes constructed before 1978 in the City. No houses containing lead based paint have been detected as of yet. However, the City is prepared to deal with this chance should it become necessary.

The City of Plantation will be able to monitor the incidence of elevated blood lead by contacting the Broward County Health Department annually to determine how many residents have been reported with elevated levels.

## HOUSING

### Housing Needs (91.205)

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

#### A. GENERAL

The following section describes the estimated housing needs projected for the next five-year period and is based on the U.S. Census data provided by HUD as well as the Florida Statistical Abstract, and projected data. It reflects information collected from social service agencies, City staff, the City's Comprehensive Plan, and citizen participation. This data is used to develop priority activities to be implemented during the first program year and general strategies to include in the Five-year Strategic Plan.

#### POPULATION PROJECTIONS:

The City of Plantation was incorporated in 1953 as a rural community with estate residential densities on large lots. Plantation experienced rapid and steady growth through the 2000's. The 2000 Bureau of the Census population count for Plantation was 82,934, and the City's population in 2005 was estimated at 88,582, an increase of 6.8%. Current population estimates and future projections, developed by the Broward Planning Information Technology Division, indicate that the growth rate is slowing as the City matures and nears build-out of its remaining developable land.

#### METHODOLOGIES:

There are many different methodologies available to estimate and project population. Chapter 9J-5, Florida Administrative Code, provides that, in the preparation of comprehensive plans, local governments may utilize the population estimates prepared by the University of Florida's Bureau of Economic and Business Research. Research conducted for this Consolidated Plan showed that most municipalities in Broward rely on population projections prepared by the County's Planning Services Division. Therefore, this Consolidated Plan utilizes population estimates provided by

the Bureau of Economic and Business Research, and population projections prepared by the Planning Services Division.

For the purpose of this plan, the City has developed interpolations of current and future housing needs based upon the 2000 Census data, other available 2000 Census data, the population projections furnished by the Broward County Planning Information Technology Division, and the City's Comprehensive Plan.

**USEFUL TERMS:**

Median Family Income (MFI): \$ 50,531 for the Broward Metropolitan Statistical Area (MSA) and \$65,029 for the City of Plantation per the 1990 Census. The Broward County MSA figure is used in the Consolidated Plan calculations.

Extremely low-income: 0 to 30% MFI, adjusted for family size.

Low-income: 31 to 50% MFI adjusted for family size.

Moderate-income: 51 to 80% MFI adjusted for family size.

Middle-income: 80 to 95% MFI adjusted for family size.

Housing Problems: Includes overcrowding, physical defects, cost burden and severe cost burden.

Overcrowding: Housing unit containing more than one person per bedroom.

Physical defects: Housing unit containing incomplete kitchen or bathroom.

Cost burden: Gross housing costs, including utility costs, exceed 50% of gross income.

Severe cost burden: Gross housing costs, including utility costs, exceed 50% of gross income.

Elderly household: One and two person household in which one or both persons are at least 62 years of age.

Large household: Family of five or more persons.

Minority household: Family of Black, Hispanic or Asian persons.

**TOTAL HOUSEHOLDS 2000:**

Of the 33,244 households in 2000, 7.3% (2,412) were extremely low-income, 7.8% (2,597) were low-income, 13.5% (4,475) were moderate-income, and 21% were middle-income (7,049).

**DISTRIBUTION OF RENTERS AND OWNERS 2000:**

Of the 33,244 total households, 28% (9,392) were renters and 72% (23,852) were homeowners. According to data furnished by the City of Plantation's Building Department, the ratio of certificates of occupancy issued by the City for single-family versus multi-family dwelling units has not changed significantly. Over the past year the City has experienced some rental to condo conversion. At this time the numbers are not significant. At this point in time, the existing ratio of rentals versus owner households is not expected to change significantly over the next five years (2005-2010).

Of the 9,392 total renter households for 2000, 11.5% (1,085) were extremely low-income, 12% (1,127) were low-income, and 18.4% (1,726) were moderate income. Of the 23,852 total owner households, 5.5% (1,327) were extremely low-income, 6.2% (1,470) were low-income, and 11.5% (2,749) were moderate income.

**AVERAGE HOUSEHOLD SIZE:**

2000 U.S. Census data indicates an average of 2.5 persons per household in Plantation. Based on the City's Comprehensive Plan, this average household size is expected to remain constant over the horizon of this Consolidated Plan.

**PROJECTED COST BURDENED HOUSEHOLDS BY INCOME 2005-2010:** Using the preceding statistical information, performing calculations based on the year 2005 population estimate and the year 2010 population projection, we are able to project the current and future breakdown of cost burdened households.

**YEAR 2005:**

Of 9,921 renter households, some 47.3% (4,693) have housing problems. 766 extremely low-income, 1,059 low-income, and 1,462 moderate-income renter households experience a cost burden greater than 30%. Within this group of 3,287 households, 2,031 experience a cost burden greater than 50%, including 762 extremely low-income, and 845 low-income.

Of 25,512 owner households in 2005, 31.9% (8,138) have housing problems. 996 extremely low-income, 999 low-income and 1,488 moderate-income owner households experience a cost burden greater than 30%. Of these 3,483 households, some 2,072 experience a cost burden in excess of 50%, including 847 extremely low-income, 666 low income, and 514 moderate-income households.

**YEAR 2010:**

Of 10,653 renter households, 47% (5,007) will have housing problems. 823 extremely low-income, 1,137 low-income, and 1,569 moderate-income households will have a cost burden greater than 30%. Of these, some 2,183 will have a cost burden in excess of 50%.

Of 27,392 owner households in 2010, 32% (8,765) will have housing problems. 1,070 extremely low-income, 1,073 low-income, and 1,598 moderate-income households will have a cost burden greater than 30%. Of these, 2,174 will have a cost burden in excess of 50%.

**ELDERLY HOUSEHOLDS:**

Plantation is gradually shifting from a strong retirement component of its total population, to a more family-oriented suburban City, with an increasing influx of young families and business people. In 2000 there were 12,681 elderly households in the City. This represents 38% of 33,244 total households. Interpolation to 2005 indicates there are a total of 13,465 elderly households, 13% (1,750) are renter households and 87% (11,715) were owner households. Building trends indicate that this ratio will remain steady for the next five years. The City projects that data percentages will remain the same through the year 2010 for income categories, housing problems and cost burdens.

**YEAR 2005:**

Of 1,750 total renter households, overall 55% (963) have housing problems. Of 11,715 total owner households, 23% (2,694) have housing problems.

**YEAR 2010:**

Of 1,879 renter households, overall 55% (1,033) will have housing problems. Of 12,578 total owner households, 23% (2,892) will have housing problems.

**SINGLE PERSON HOUSEHOLDS:**

Census data for 2000 show that of 33,244 households, 26% (8,564) were single person households. Census data is not available for income categories, housing problems (including cost burden and severe cost burden) or tenure for this subgroup of households.

**LARGE FAMILY HOUSEHOLDS:**

The 2000 Census indicated that there were 2,715 households with 5+ family members. Census data is not available for income information for large households.

**PERSONS WITH HIV/AIDS AND THEIR FAMILIES**

**PROJECTION METHODOLOGY:**

According to the CDC website the average rate of persons in the Ft. Lauderdale MSA with AIDS is approximately 44.1 per 100,000 for 2002. Further, this does not include persons with HIV. As these are the most recent figures, they were interpolated to 2005 and 2010. Barring two persons with AIDS living in the same household, each occurrence is assumed to constitute one household.

**YEAR 2005:**

Of 35,433 total households, .001% (39) may include a member with AIDS, assuming that no household has more than one member with AIDS.

**YEAR 2010:**

Of 38,045 total households, .001% (42) may include a member with AIDS, assuming that no household has more than one member with AIDS. No information is available as to the income categories or housing problems, including cost burden, for persons with HIV/AIDS and their families.

**HOUSING NEEDS FOR HIV/AIDS:**

As AIDS can become completely debilitating, the income of the family could decrease dramatically if the person with AIDS is the primary income earner. Additionally, without adequate insurance, there would be a significant financial burden. For these reasons, the City makes the assumption that 65% of households that experience an incidence of HIV/AIDS in the family are in need of housing assistance, as follows.

**YEAR 2005:**

Of the 39 households that may include a member with AIDS, 65% (25) could have housing problems, including cost burden and severe cost burden.

**YEAR 2010:**

Of the 42 households that may include a member with AIDS, 65% (27) could have housing problems, including cost burden and severe cost burden.

**PERSONS WITH DISABILITIES:**

The State Health Office comments that approximately 10% of the general population has a disability. A person with a disability is determined to have a physical, mental, or emotional impairment of substantial nature. Of these, 3% are developmentally disabled, 2.7% are mentally disabled and 4.3% are physically disabled). The 10% figure for the general population includes disabled frail elderly. This translates to possibly 8,858 and 9,511 disabled persons living in Plantation in 2005 and 2010, respectively. Information is not available with respect to income categories for this

population. It can be surmised that persons with disabilities may have difficulty working and therefore may be low-income.

**OVERCROWDED HOUSEHOLDS:**

2000 Census data shows that of total renter households, 6.3% (593) were large family households. The 2000 Census also indicates that 3.8% (1,270) of all occupied housing units were overcrowded containing more than one person per bedroom. Of these, some 733 renter units and 537 owner units were overcrowded.

**YEAR 2005:**

Interpolations based upon this data show that in 2000, Plantation is estimated to have 781 overcrowded renter units, and 566 overcrowded owner units.

**YEAR 2010:**

Similarly, in 2010, the City is projected to have 839 overcrowded renter units, and 607 overcrowded owner units.

Data is not available for large owner households. Data shows that the incidence of overcrowding is negligible for elderly households.

**SUBSTANDARD HOUSING CONDITIONS:**

Census data for 2000 does not provide information about the income of households living in substandard housing units (lacking complete plumbing facilities). Census data does show that there were 112 substandard housing units in Plantation.

Of the 112 substandard units, 73 were owner-occupied and 39 were rentals. All of the substandard units are considered suitable for rehabilitation due to the fact that the City's housing stock has been constructed primarily since the 1960's and severe deterioration has not occurred.

**MINORITY HOUSING NEEDS:**

The following section provides an assessment of specific housing needs of minority households with disproportionately greater needs than the income category as a whole. A disproportionately greater need exists when the needs of a particular ethnic group are at least 10% greater than the percentage of persons in the category as a whole. For example, 85.2% of Black, extremely low-income households have housing problems, which is disproportionately higher compared to 70% for extremely low-income households. This type of comparison can be misleading because the percentage does not indicate the actual number, rather the relationship of one part to its whole.

This data shows that minority renter households--all Black, Hispanic and Asian or Pacific Islander—accounted for 10 percent of the total renter household for all income groups except moderate-income Asian or Pacific Islanders. There is a relatively low Asian or Pacific Islander household population in Plantation.

**INCOME DISTRIBUTION OF RENTER HOUSEHOLDS: 2000**

Of 9,392 total renter households, 1,085 were extremely low-income, 1,127 were low-income, and 1,726 were moderate-income. Of 1,533 Black renter households, 304 were extremely low-income, 223 were low-income, and 329 were moderate-income. Of 1,403 Hispanic renter households, 125 were extremely low-income, 169 were low-income, and 315 were moderate-income. Of 308 Asian or Pacific Islander

renters, 70 were extremely low-income, 55 were low-income, and 30 were moderate-income.

**PERCENT OF RENTER HOUSEHOLDS WITH ANY HOUSING PROBLEMS: 2000**

Of 1,085 total extremely low-income renter households, 760 (70%) experienced housing problems. Compared to this overall rate, 259 (85%) of Black renter households, 95 (76%) of Hispanic renter households and 50 (71%) of Asian and Pacific Islander households.

Of 1,127 total low-income renter households, 1,027 (91%) experienced housing problems. Compared to this overall rate, 193 (86.5%) of Black renter households, 139 (82%) of Hispanic households and 55 (100%) Asian and Pacific Islander households in this income category experienced housing problems.

Of 1,726 total moderate-income renter households, 1,466 (85%) experienced housing problems. Compared to this overall rate, 234 (71%) of Black renter households, 265 (84%) of Hispanic households and 30 (100%) Asian and Pacific Islander households in this income category experienced housing problems.

Looking at percentages, it appears that extremely low-income Black renter households had a disproportionately greater need with respect to housing problems at 85%. However, in actuality, only 71% of Black renter households in the low-income category experienced housing problems. Therefore, the need for housing assistance for extremely low-income Black families can be easily addressed.

**PERCENT OF OWNER HOUSEHOLDS WITH INCOMES BELOW 51% MFI WITH ANY HOUSING PROBLEMS BY MINORITY STATUS AND FAMILY TYPE: 2000**

Comparing elderly households, 922 extremely low-income and low-income elderly households experienced housing problems, compared to 55 Black elderly households. 40 Hispanic elderly households fell within the extremely low-income category; however all 40 Hispanic elderly households within this category had housing problems.

Comparing other households, 313 other extremely low-income and low-income households experienced housing problems, compared to 60 all other Black households and 30 all other Hispanic households in the same income categories.

This data demonstrates that extremely-low and low-income minority owner households represent a small portion of extremely-low and low-income owners with housing problems for 2000. Therefore, the majority of extremely-low and low-income owner households with housing problems are not minority.

**OTHER UNMET HOUSING NEEDS:**

A Housing/Community Services survey was distributed to social service providers county-wide. The 21 agencies that responded to the survey cumulatively reported that a portion of their clients who reside in Plantation have required the following supportive housing assistance:

- Owner Occupied Housing Assistance: Monthly mortgage payments, down payment assistance, rehabilitation/home repair, utility payments;
- Renter Occupied Housing Assistance: Monthly rental payments, utility payments, security deposit assistance, rehabilitation/home repair.

## Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

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

3-5 Year Strategic Plan Priority Housing Needs response:

Priority 1: Affordable Rental Housing.

Currently, Broward County Housing Authority administers a Countywide rental assistance program. Plantation does not administer a separate program because they do not have adequate resources to monitor such a program. Plantation will, however, identify some City staff liaison to work with low- and moderate-income households to help them find emergency assistance when necessary, to avoid eviction and homelessness. This individual would also work with low- and moderate-income housing providers in dealing with zoning and permit issues and referring them to appropriate assisting agencies. For the fiscal year 2004-2005, Broward County distributed Section 8 vouchers as rental assistance to County residents. Clients may use the voucher at any Section 8 rental location within the County including Plantation. Section 8 housing is available in Plantation. Though the County does not maintain information regarding fund distribution by municipality, they have information regarding the distribution of households and household characteristics. Several apartment complexes within Plantation have been constructed through bond financing provided by the Florida Housing Finance Corporation and Housing Finance Authority of Broward County. A condition of such funding is that 20% of the total units be set aside for renters earning 80% or less of the median income of Broward County for the duration of the bond. Compliance with these conditions is monitored by the County and State of Florida.

The City of Plantation is not directly involved in the Section 8 rental program or the bond financed housing program because both are administered either by the County or the State. However, Broward County has sufficient funds to serve their clients, according to County staff. Additional programs such as the State's bond-financed housing program supplement the Section 8 rental assistance provision. Therefore, Plantation can assume that the rental needs of the community are being addressed both by the County and the State. The City will fill any gap with the staff designated low- and moderate-income liaison. Over the next five years, the County will continue to provide Section 8 assistance to County residents in need, bond-finance housing will continue to be partially funded by the State, and the City liaison will continue to provide assistance to low- and moderate-income families in an advisory capacity.

Unless the funding is unavailable, the need for rental assistance will continue to be met. Therefore, rental assistance is a relatively low priority.

Priority 2: Minor Home Repair Assistance and ADA Compliance.

The City of Plantation has committed \$636,655 for FY 2004-2005, for its SHIP (State Housing Initiatives Partnership) program. 50% of this has been allocated to minor home repair, not to exceed \$25,000 per household. A portion of this total has been allocated to remove barriers for the disabled population, not to exceed \$20,000 per household. Because both allocations overlap, barrier free requests are considered to be minor home repair. This assistance is critical to help households maintain and stay in their homes. It is also important in that it enables the disabled and elderly populations to live independently, and in comfortable, safe environments.

Presently there are insufficient funds to serve all qualifying applicants. To qualify, residents must fall within 120% to 50% of the median household income, between \$27,250 and \$65,400, and must own a home whose assessed value will not exceed \$158,000 after the improvements have been made. Therefore, any house worth more than \$158,000, will not qualify for home repair or barrier free SHIP funds. The maximum housing value is set by the U.S. Department of the Treasury Revenue Proclamation based on the MSA. Needless to say, there are more residents seeking assistance than can be served. As discussed under obstacles to meeting underserved needs, a waiting list was established for minor home repair.

Priority 3: Home Ownership.

The SHIP program provides housing assistance up to \$20,000. Applicants must meet the same qualifications as the minor home repair and barrier free programs. 39% of the \$636,655 is allocated to the purchase assistance portion of the SHIP program. Unlike the minor home repair program, the home ownership program provides sufficient funding for those households seeking assistance. Additionally, the SHIP program is highly publicized to the populations most likely to participate in the program. The SHIP program provides that information is distributed to the appropriate contacts within these populations, including the Center for Independent Living. Therefore, this need is sufficiently met and does not have a high priority. Further, the City has formed a Consortium with Broward County and several other entitlement cities to receive HOME funds. Currently, the City is utilizing these funds to assist Plantation residents who have applied with Broward County for Purchase Assistance. The City anticipates receiving approximately \$158,863 per year through this consortium. As mentioned earlier, the City does not administer affordable rental housing because it is administered by the Broward County Housing Authority and, the City does not have adequate resources to monitor and administer a rental assistance program.

The City has made a commitment to increasing homeownership for low- and moderate-income households as well as home maintenance and barrier free rehabilitation through their SHIP program. As previous CDBG Minor Home repair funds are spent additional funds will be allocated in future years for minor home repair and rehabilitation low interest loans. However, this funding will be administered separately from SHIP funds.

## Housing Market Analysis (91.210)

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

This section of the plan describes significant characteristics of the jurisdiction's housing market including owner and renter distribution, owner and renter housing costs, housing supply including housing types and housing stock, low- and moderate-income distribution, and racial and ethnic distribution. This analysis provides important information for determining deficiencies in Plantation's affordable housing market.

### HOUSING OCCUPANCY FOR 2000:

Pursuant to the 2000 U.S. Census, 72 percent of total occupied dwelling units (23,852 units) within Plantation were owner-occupied. The remaining 28 percent (9,392 units) were renter occupied. There were a total of 34,999 housing units within Plantation, which includes both occupied and non-occupied. Subsequent to the 2000 U.S. Census, an additional 913 housing units were constructed within Plantation between 2000 and 2005. The 2000 U.S. Census reported a 1.3 percent homeowner vacancy rate and a 5.2 renter vacancy rate.

### AVERAGE HOUSING COSTS FOR 2000:

The average cost of housing within Plantation is higher than that of Broward County. The 2000 U.S. Census reported a median value of housing in Plantation of \$158,000, as compared to \$128,600 for Broward County. The median monthly owner costs for owner-occupied housing in Plantation was \$1,190. Housing is generally considered to be unaffordable when individuals have to pay more than 30 percent of their gross income on housing costs. The Census indicated that 26% of homeowners paid more than 30% of their gross income toward housing costs.

### RENTAL HOUSING COSTS:

The 2000 Census reported a median gross rent of \$938 within the City of Plantation. Gross rent includes monthly rent, fuel and utilities. The Census indicated that 44% of renters paid more than 30% of their income toward housing costs.

### AGE OF HOUSING STOCK:

In terms of the age of the housing stock, most housing units within Plantation are relatively young. As of the 2000 Census 86 percent of housing was constructed subsequent to 1970.

**HOUSING TYPES:**

The 2000 Census indicated that the City had 21,179 single family dwellings, 13,368 multi-family dwellings and 541 manufactured housing units. Of the single family dwellings, 16,966 were detached while 4,213 were attached. Of the multi-family dwellings, 354 were in two unit structures, 921 were in three or four unit structures, 2,431 were in five to nine unit structures, 2,751 were in 10 to 19 unit structures and 6,947 were in structure with more than 20 units.

**BOND FUNDED RENTAL HOUSING:**

The Broward County Housing Finance Authority and the Florida Housing Finance Corporation provided bonds to several local apartment communities that have utilized these funds and in return they have set aside units for low to moderate income renters. The following indicates these communities:

Community	Total Units	Low Mod Units
Harbortown	280	56
Jacaranda Village	296	59
Los Prados	400	80
Mar Lago Village	216	216
Plantation Colony	256	256
Southern Pointe	292	58
Waves	280	280

**HUD SECTION 811/RENT SUPPLEMENT:**

Gizmo House provides a rent supplement to all 6 of its units.

**SECTION 8 HOUSING:**

Section 8 is a rental housing program that provides rental vouchers for income qualifying applicants. The vouchers may be used within the boundaries of the administrating jurisdiction at participating rental housing units. Landlords participating in the program must adhere to certain requirements in terms of the housing unit as well as the renter household. The Broward County Housing Authority administers Section 8 housing for the entire County. Participants may use their rental vouchers anywhere within the County.

As mentioned earlier, the City does not administer affordable rental housing because it is administered by the Broward County Housing Authority and, the City does not have adequate resources to monitor and administer a rental assistance program. Further, the City lacks the administrative capacity for housing construction and acquisition.

The City has made a commitment to increasing homeownership for low- and moderate-income households as well as home maintenance and barrier free rehabilitation through their SHIP program.

## 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.

3-5 Year Strategic Plan Specific Housing Objectives response:

### Affordable Rental Housing.

Currently, Broward County Housing Authority administers a Countywide rental assistance program. Plantation does not administer a separate program because they do not have adequate resources to monitor such a program. Plantation will, however, identify some City staff liaison to work with low- and moderate-income households to help them find emergency assistance when necessary, to avoid eviction and homelessness. This individual would also work with low- and moderate-income housing providers in dealing with zoning and permit issues and referring them to appropriate assisting agencies. For the fiscal year 2004-2005, Broward County distributed Section 8 vouchers as rental assistance to County residents. Clients may use the voucher at any Section 8 rental location within the County including Plantation. Section 8 housing is available in Plantation. Though the County does not maintain information regarding fund distribution by municipality, they have information regarding the distribution of households and household characteristics.

Several apartment complexes within Plantation have been constructed through bond financing provided by the Florida Housing Finance Corporation and Housing Finance Authority of Broward County. A condition of such funding is that 20% of the total units be set aside for renters earning 80% or less of the median income of Broward County for the duration of the bond. Compliance with these conditions is monitored by the County and State of Florida.

The City of Plantation is not directly involved in the Section 8 rental program or the bond financed housing program because both are administered either by the County or the State. However, Broward County has sufficient funds to serve their clients, according to County staff. Additional programs such as the State's bond-financed housing program supplement the Section 8 rental assistance provision. Therefore, Plantation can assume that the rental needs of the community are being addressed both by the County and the State. The City will fill any gap with the staff designated low- and moderate-income liaison. Over the next five years, the County will continue to provide Section 8 assistance to County residents in need, bond-finance housing will continue to be partially funded by the State, and the City liaison will continue to provide assistance to low- and moderate-income families in an advisory capacity. Unless the funding is unavailable, the need for rental assistance will continue to be met.

### Minor Home Repair Assistance and ADA Compliance

The City of Plantation has committed \$636,655 for FY 2004-2005, for its SHIP (State Housing Initiatives Partnership) program. 50% of this has been allocated to minor home repair, not to exceed \$25,000 per household. A portion of this total has been allocated to remove barriers for the disabled population, not to exceed \$20,000 per household. Because both allocations overlap, barrier free requests are considered to be minor home repair. This assistance is critical to help households maintain and

stay in their homes. It is also important in that it enables the disabled and elderly populations to live independently, and in comfortable, safe environments.

Presently there are insufficient funds to serve all qualifying applicants. To qualify, residents must fall within 120% to 50% of the median household income, between \$27,250 and \$65,400, and must own a home whose assessed value will not exceed \$158,000 after the improvements have been made. Therefore, any house worth more than \$158,00, will not qualify for home repair or barrier free SHIP funds. The maximum housing value is set by the U.S. Department of the Treasury Revenue Proclamation based on the MSA. Needless to say, there are more residents seeking assistance than can be served. As discussed under obstacles to meeting underserved needs, a waiting list was established for minor home repair.

#### Home Ownership

The SHIP program provides housing assistance up to \$20,000. Applicants must meet the same qualifications as the minor home repair and barrier free programs. 39% of the \$636,655 is allocated to the purchase assistance portion of the SHIP program. Unlike the minor home repair program, the home ownership program provides sufficient funding for those households seeking assistance. Additionally, the SHIP program is highly publicized to the populations most likely to participate in the program. The SHIP program provides that information is distributed to the appropriate contacts within these populations, including the Center for Independent Living. Therefore, this need is sufficiently met and does not have a high priority. As mentioned earlier, the City does not administer affordable rental housing because it is administered by the Broward County Housing Authority and, the City does not have adequate resources to monitor and administer a rental assistance program. Therefore, affordable rental housing has a low priority need.

The City has made a commitment to increasing homeownership for low- and moderate-income households as well as home maintenance and barrier free rehabilitation through their SHIP program. As previous CDBG Minor Home repair funds are spent additional funds will be allocated for minor home repair and rehabilitation low interest loans. However, this funding will be administered separately from SHIP funds.

### **Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The City of Plantation does not currently have any public housing units within City limits.

## **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

The City of Plantation does not currently have any public housing units within City limits.

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

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

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

An analysis of impediments to fair housing was completed for the City of Plantation in August of 2000. The analysis found that the greatest impediment to fair housing choice is access to credit for low -and moderate- income households. To overcome this obstacle, the City participates in the SHIP program. As part of the SHIP program, recipients are taught how to apply for a loan, how to choose the right

home, the importance of home inspection, home maintenance and credit maintenance.

The analysis further found that housing expenses can be an impediment to fair housing choice. These problems come to fruition in the following ways. Because of their restricted means, low- to moderate- income families often lack information or access to information pertaining to home purchase or rehabilitation. Again, because of limited means, low- to moderate- income families exhibit an inability to locate affordable housing. Often the cost of larger lots is restrictive for purchase by low- and moderate- income individuals. Permitting fees often take away from funds that could be used to rehabilitate homes. Some low- and moderate- income families have problems affording property taxes. Finally, the analysis showed that the homestead exemption is beneficial for low- and moderate- income homeowners.

To combat the above referenced impediments, the City addresses these through the following: SHIP and CDBG strongly define the target group, low- to moderate- income residents, to receive affordable housing assistance. The City expedites permitting for affordable housing which allows for shorter time from groundbreaking to completion. The City provides an inventory of publicly owned lands appropriate for affordable housing. SHIP and CDBG funds are used to subsidize fees and permitting costs. Normally, this would be an out of pocket expense for residents, but qualifying families are eligible for SHIP and CDBG to handle the cost of permitting. The City permits zero lot line configurations to reduce the costs of housing and encourage increased density. CDBG funds will and are providing additional minor home repair funding. The City will continue to subsidize its main affordable housing program, SHIP, by assisting 4-5 families annually with rehabilitation assistance through the CDBG program. The City will consider waiving fees or set aside funding in addition to maximum SHIP and CDBG assistance. Goal 1 of the City's Comprehensive Plan is to preserve and expand the City's high quality housing stock while recognizing the importance of affordability. Objective 1.1 of the Comprehensive Plan is to continue to assist the private sector in the provision of approximately 7,860 additional housing units by 2006 which will continue to provide affordable housing for low and moderate income families. The Goals, Objectives and policies of the Consolidated Plan provide direction and commitment from the City of Plantation regarding addressing housing issues related to all City residents. The City's guiding planning document, the Comprehensive Plan, provides a foundation towards realization of the above goals, objectives and policies. The State provides remedies for costs associated with taxes in the form of the homestead exemption and payment options directed toward low-income homeowners.

Another impediment is that some low- and moderate- income homeowners are unable to adapt to changing dynamics in the industry. Continued implementation of SHIP and CDBG rehabilitation will ensure Fair Housing. Housing counseling workshops will continue to develop to reflect changes in the mortgage lending industry. The City will evaluate SHIP's success with special attention to low-income and minority household access to credit. SHIP and CDBG will be expanded as necessary to address any deficiencies in fair housing opportunities.

Many low and moderate income individuals lack transportation to and from employment opportunities. This lack of transportation is detrimental both in terms of getting to work and finding employment. The City will continue to participate in the Metropolitan Planning Organization (MPO). Most recently, the City has established a Community Bus Service that shuttles residents on a designated route traveling

throughout Plantation, free of charge. This allows many low- to moderate- income individuals access to employment opportunities that they may not have due to lack of transportation.

The Gateway to the City is an older neighborhood in which some areas lack upkeep, therefore, action must be taken to reinvigorate the adjacent neighborhoods. By hiring a Community Redevelopment Specialist and a Community Development Coordinator as well as formulating a Redevelopment Plan, the City has demonstrated a commitment to enhancing and improving the quality of life in the Plantation Gateway District including providing affordable, safe and decent housing as part of a mixed-use development which may be a part of the commercial revitalization of the Plantation Gateway District. The City's SHIP program is also designed to provide affordable housing within the City.

As many areas of Plantation's neighborhoods accommodate expensive housing, they do not have provisions for low - to moderate - income housing. To address this impediment, the City's Future Land Use Map contains a number of future land uses that support the provision of housing choices to represent the needs of City residents including economic, lifestyle and location factors. By allowing a mix of residential land uses that allow various housing types, the City provides increased residential choices for residents unable to purchase single-family homes.

As a result of Hurricane Andrew, the Building Code was strengthened. The costs associated with the new stronger Building Code were subsequently passed on to consumers. As a result, many low – and moderate – income families cannot afford housing because of this new Building Code. Actions to regulate the Building Code are beyond the scope of individual local governments. To address some issues with the code regarding the disabled, the City participates in SHIP's Barrier Free/Special Needs program. This program provides eligible elderly and disabled persons a deferred payment loan for housing modifications to improve accessibility needed to maintain independence.

There is a possibility that new, unforeseen, impediments may come up as the process of Fair Housing plays out through the Consolidated Plan. To adapt to anything new, the City will update its Local Housing Assistance Plan (LHAP) to incorporate these strategies in expanding opportunities in affordable housing.

It appears that the impediments outlined by the Analysis of Impediments to Fair Housing have been fairly well documented and the Consolidated Plan has been set up specifically to address these shortfalls. The primary way the City will attack these shortfalls is through the SHIP program whether it be through the First-Time Homebuyers' program, the Minor Home Repair Program, or the Barrier Free program. Furthermore, impediments will be addressed through the CDBG Minor Home Repair program, the Planning and Zoning Board, the Future Land Use Map, the Local Housing Assistance Plan, continued participation in the Metropolitan Planning Organization (MPO) and Plantation Community Bus Service.

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## HOMELESS

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

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

### NATURE AND EXTENT OF HOMELESSNESS:

The Coalition to end Homelessness Annual Survey (2005) found that there are 3,314 homeless persons in Broward County. Although dispersed throughout the entire county, the vast majority of homeless persons are concentrated within the older communities of Pompano Beach, Fort Lauderdale, and Hollywood, where the majority of services to the homeless are provided.

### HOMELESS CHARACTERISTICS:

Although the County-wide homeless population is diverse, it is characterized by some common elements:

- 67% are male, and 33% are female
- Some 87% are between the ages of 18 to 59, while 3% are below the age of 18
- 21% have physical disabilities
- 2% report testing positive for HIV or AIDS
- 84% are single without children, while 13% have children currently with them
- (32%) say they have completed high school
- 3% report that they left their last housing situation because of loss of employment; 30% said they left because of family problems, and 12% were evicted.
- 33% report they have been homeless for three months or less, while 30% have been homeless a year or more.

### HOMELESS ETHNICITY:

The nature and extent of homelessness by racial and ethnic data is limited to the information produced by the Broward Coalition's Annual Survey, as noted below:

- 50% are White
- 37% are Black
- 9% are Hispanic
- 2% are Native American
- <1% are Asian
- 1% consist of other racial or ethnic groups

### HOMELESS DISTRIBUTION IN BROWARD COUNTY:

Standard information sources do not indicate that there were any homeless persons recorded specifically within the City of Plantation.

**HOMELESS FACILITIES AND SERVICES:**

There are many facilities and services available to homeless persons throughout the county, including: prevention, outreach, emergency shelter, transitional housing, and permanent supported and affordable housing. On a county-wide basis, there remain gaps in the facilities and services that are needed, and a continuum of care for the county has been developed by the Broward Coalition for the Homeless.

Although there are currently no homeless shelters within the City of Plantation, facilities and programs for the homeless are available within the Fort Lauderdale, Hollywood, and Pompano Beach areas. Information and referrals to these services and facilities are made by the various service providers in Plantation.

The estimates in the Broward Coalition's survey represent the best data available, but do not include all sub-populations. Many persons in the homeless sub-populations can avail themselves of the services discussed in the following section on special needs. For the unsheltered homeless who are "disconnected" from the system of care providers, help is harder to provide. The Broward County Homeless Assistance Center is an effective point of intervention.

**HOMELESS NEEDS:**

The City coordinates with Broward County regarding homeless needs and relies on them to provide this service.

**NEEDS OF PERSONS THREATENED WITH HOMELESSNESS:**

Persons threatened with homelessness include lower-income individuals living in marginal financial situations such as lower wage earners with no savings. For these households, the loss of a job, an injury that interrupts a paycheck, an increase in rent, or some other sudden change in income could result in a missed rent payment and the loss of shelter. To construct a profile of households threatened with homelessness, this Consolidated Plan identifies this at-risk group as those individuals with incomes at 0-30% MFI.

According to the CHAS data for 2000, there are 2,412 households earning less than 30% of the median income. 1,327 are owners and 1,085 are renters. Among these households, 1,711 or 71% have housing problems. 69% are cost-burdened at 30% of income, and 63% are cost-burdened at 50% of income. There is little difference between owner and renter households in this regard; 736 or 68% of total renters at this income level are cost-burdened while 927 or 70% of owners are cost-burdened. This segment of the population needs housing assistance, both for rental assistance and appropriate sized units, in order to prevent them from becoming homeless

## **Priority Homeless Needs**

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned

citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

The City coordinates with Broward County regarding homeless needs and relies on them to provide this service.

### **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Currently, no homeless facilities are located within the City of Plantation. The Broward Coalition for the Homeless was contacted in order to identify homeless facilities that are located nearby which provide service to the area's homeless population. The information provided by Broward Coalition for the homeless was recently updated in the year 2000.

#### **EMERGENCY SHELTERS:**

Within Broward County, a total of 12 shelters with 949 beds provide emergency shelter.

#### **SUPPORTED AND AFFORDABLE HOUSING:**

In addition to emergency shelter and transitional housing, permanent supportive housing is available to the homeless. Such housing has traditionally been tied to the service provider agency providing the support. Within Broward County, 1,646 permanent and supported housing units and beds are targeted/available to the homeless.

#### **GROUP HOMES:**

Within the City of Plantation, the following facilities/group homes provide varying housing assistance to meet the special needs of its residents. Such housing includes independent, assisted living facilities, and skilled nursing facilities. These facilities provide housing for the elderly and individuals with mental/developmental disabilities. There are currently 19 Group Homes providing capacity for 108

individuals. There are currently 14 Group Homes pending approval with proposed capacity for 77 individuals.

**MENTAL HEALTH FACILITIES PROVIDING SUPPORTIVE HOUSING:**

Services provided include several Plantation area mental health facilities such as the Nova Geriatric Institute, Henderson Mental Health Center, Ann Storck Center, Inc., and Shalom House, which provide supportive housing. Such housing ranges from group homes to supervised apartments. Supportive services available include prescriptive therapies, psychiatric care, case management, counseling, assisted job training, and general daily living skills training. Additionally, the Area Agency on Aging of Broward County provides supportive services directed towards the elderly. Such services include meals, education, training, life skills, legal assistance, transportation, in-home service, case management and adult day care.

### **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for

such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

The City of Plantation would like to prevent homelessness within the City. Currently, Broward County handles all homeless needs and special requests for Plantation as there are no homeless shelters within the City Of Plantation. The County helps low-income families avoid becoming homeless, reaches out to homeless persons to assess their needs, addresses the emergency shelter and transitional housing needs of the homeless, and helps with the transition to independent and permanent housing. However, the Plantation police department does keep records of the homeless population sited within the City. The City is also concerned with preventing the at risk population living in Plantation, from losing their housing. Plantation currently participates in the County’s Homeless Initiative Partnership which assembles the County’s Super NOFA application for HUD funding. Homeless needs are being addressed by Broward County and have sufficient resources to serve their clients.

## **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

The City Of Plantation does not receive ESG funds.

## **COMMUNITY DEVELOPMENT**

### **Community Development (91.215 (e))**

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

HUD's table 2B, describes priority community development needs for the City of Plantation programmed for the next five years. Substantial funding will be provided for CRA related projects through a general revenue bond. Projects marked with high priority will have substantial HUD funding. Medium priority indicates projects that will use some HUD funding and low priority projects will not use any HUD funding.

**COMMUNITY REDEVELOPMENT AREA:**

The City is targeting community development efforts in eastern Plantation. The Eastern portion of Plantation has low- and moderate-income households and blighted commercial areas. In April 2000 the City of Plantation approved a Community Redevelopment Area for the commercial section of this neighborhood along State Road 7, called the Gateway 7 District. To qualify as a CRA the community had to demonstrate that it was a slum and blight area and establish a basis for the "finding of necessity". The CRA was based on a redevelopment plan and implementation plan for the Gateway 7 District, which was approved by the City in December 1999. This plan identified a series of redevelopment projects including economic development opportunities and physical improvements to improve the economic viability of the area. Those projects qualifying for CDBG funding are both special economic development activities and special activities by community-based development organizations (CBDOs). They include neighborhood revitalization activities, community economic development, land acquisition, and construction projects for commercial buildings. These projects are targeted towards the low- and moderate-income community within or adjacent to the boundaries of the CRA.

**GOALS:**

The goal of the community development component of this plan is develop viable urban communities with decent housing, suitable living conditions, and expanding economic opportunities targeted towards low- and moderate-income persons. The projects in our target area seek to provide a suitable living environment by improving safety, increasing access, and revitalizing deteriorating neighborhoods. They also seek to expand economic opportunities by expanding job opportunities and creating a more attractive commercial environment to increase consumer spending and promoting viable business activities.

**SHORT-TERM COMMUNITY DEVELOPMENT OBJECTIVES:**

The short-term non-housing community development objectives for years one through three are within the Eastern target area. The individual projects are detailed in the Action Plan.

1. Landscape and streetscape improvements within the target area
2. Infrastructure improvements within target area
3. Sidewalks within Target Area
4. Park improvements

**LONG-TERM COMMUNITY DEVELOPMENT OBJECTIVES:**

Long term objectives for years four through six are within the CRA target area and are detailed in the CRA Plan.

1. Stimulation of residential development within the CRA
2. Recreational amenities to the SFWMD retention pond

## **Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Housing Market Analysis, Barriers to Affordable Housing, describes the barriers that make it difficult for low- and moderate-income households to find affordable housing in Plantation. It also identifies strategies for mitigating these barriers.

These same individuals who have found housing are often in danger of losing their housing because of an inability to pay rent or mortgage. Housing and Homeless Needs Assessment, Categories of Persons Affected, Homeless Needs, and Other Special Needs, describe the different types of individuals and households that are in danger of poverty, and identify various needs of this population. The Special Needs segment describes different agencies that provide mortgage and rental assistance to households. Broward County provides Section 8 rental vouchers for those in need and Plantation provides assistance for mortgages and minor home repair through the SHIP program. The Broward Coalition for the Homeless helps prevent homelessness and assists those that are homeless. Similarly, the City's low- and moderate-income household liaison will assist households threatened with homelessness.

The City would like to continue to coordinate their SHIP program with representatives of those seeking affordable housing and housing assistance. The City would like to provide better coordination with the Broward Coalition for the Homeless in developing their Continuum of Care program. Similarly, the City is supportive of additional programs to limit poverty as identified by service providers and other special needs facilities.

## **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

N/A

## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

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.

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

Over the next five years, the City would like to implement several Public Service activities that will allow much needed services for low to moderate income Plantation residents as well as elderly residents. Further, the City would like to utilize funding to replace computers at the Jim Ward Community Center to help bridge the technology gap in the eastern portion of the City. This income eligible neighborhood has an elevated need for assistance.

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

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and

programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

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

The following section summarizes needs of individuals who are not homeless but require supportive housing. A survey was sent to area service providers to understand the unmet needs of their Plantation clients as well as what services they provide. Appendix B includes a copy of the letter provided to service agencies, followed by the survey, and a table of surveyed agencies.

Of the 26 agencies sent surveys, 10 responded. Agencies responding represented a broad range of service providers including the elderly, frail elderly, persons with disabilities, persons with alcohol and drug addiction, persons with HIV/AIDS, and children's services. Most providers did not have problems serving their clients. Those that did cited lack of funding as the primary reason for their inability to serve clients. Broward Coalition for the Homeless indicated that all of their clients were either not served or underserved, they did not specify exactly what was required, however they did indicate that affordable housing for very low income residents is critical. Nine disabled adult residents were placed on a waiting list at the Broward Homebound Program. Other agencies recommended expanding housing opportunities and homeownership opportunities for subsidized renters, elderly, and disabled populations. A summary of agency responses follows.

#### SERVICE PROVIDER SUMMARIES:

1. Broward Coalition for the Homeless:  
Clearinghouse for agency coordination and referral for all homeless or near-homeless in Broward County. Directly provides storage of personal belongings, mail services, and transportation for clients. Agency estimates that 200 Plantation residents were served in the past year.
2. Broward County Housing Authority:  
Provides Section 8 housing and housing counseling to low income individuals and families in Broward County. Also provides assistance with reverse equity mortgages, counseling for first time homebuyers and loan reinstatements. 103 Plantation residents were served in the past year.
3. Broward Homebound Program  
Provides home delivered meals to permanently disabled adults 18-59 years of age as well as elderly. Also provides homemaker assistance, personal care and respite services. 53 Plantation residents were served in the past year.
4. Ease Foundation, Inc.:  
Provides meals to anyone who is hungry and in need of food. They were not able to provide an estimate of the number of Plantation residents served in the past year.
5. Faith Farm Ministries

Provides on site assistance for alcohol and drug addiction. They were not able to provide an estimate of the number of Plantation residents served in the past year.

6. First Call for Help of Broward, Inc.:

As a clearinghouse and crisis intervention line, First Call provides information and referral to service providers for all Broward residents. They received 1,993 calls from Plantation residents in the last year.

7. Goodwill Industries of Broward County

Provides job counseling, education and training, job placement and life skills to individuals with developmental disabilities. The agency estimated that they served approximately 50-60 Plantation residents in the past year.

8. Kids in Distress

Provides a full array of services for abused and at-risk children and their families. Approximately 300 Plantation residents were served in the past year.

9. League for the Hard of Hearing

Provides Broward County residents who are hard of hearing or deaf with a variety of services, including assistance with listening devices, and direct treatment for mental health and chemical dependencies. Counseling and training are provided for life skills and employment, as well as skills for independent living. Approximately 80 Plantation residents were served in the past year.

10. Women in Distress of Broward County:

Provide housing at a confidential location for victims of domestic violence including children who witness domestic violence in their homes. They also provide individualized and group counseling to victims of domestic violence. 164 Plantation residents were served in the past year.

## **Housing Opportunities for People with AIDS (HOPWA)**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be

used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

The City Of Plantation does not receive HOPWA funds.

### **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 City Of Plantation does not receive HOPWA funds.

## **OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.