



First Program Year Action Plan

The CPMP First Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

The goal of this plan is to 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, creating a more attractive commercial environment to increase consumer spending, and promoting viable business activities.

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 during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

There are two primary geographic areas where the CDBG program activities will be directed. The CRA, which encompasses the easternmost portion of Plantation, is a designated redevelopment area. It is one of the oldest sections of the City and, therefore, is one of the first to show evidence of deterioration. This mostly commercial area has residential at its periphery. Some of the residences qualify as low- and moderate-income. By designating this district as a CDBG target area, the City will implement infrastructure and development projects to improve the physical quality of the district. This initial investment will make the district a more viable economic location and will have a positive ripple effect on its residential community. The Park East Neighborhood is a low to moderate income neighborhood adjacent to this commercial district and has also been included in the target area.

The area adjacent to City Hall in Plantation has older multi-family housing stock that is occupied primarily by elderly households. This represents a special situation to the City. The elderly population needs both physical assistance and financial assistance, especially with their homes. These residents live in older housing developments that are both affordable and convenient for their lifestyle. It is within the City's best interest to maintain the affordability and desirability of these homes for the next generation of homeowners.

Managing the Process

1. Identify the lead agency, entity, and 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 actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action 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. 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

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.

Program Year 1 Action 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 \$514,938 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:

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

Federal CDBG funds will be used to pay for 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, an acquisition study to be followed in the future 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 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.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action 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.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 1 Action Plan Lead-based Paint response:
Strategic Actions

Participant property owners are notified of the hazards of lead-based paint and of the symptoms associated with lead-based contamination. The City/County further prohibits the use of lead-based paint in any federally funded construction or rehabilitation project.

The City /County shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint.

For residential properties receiving an average of up to and including \$5,000.00 per unit the City/County shall:

Perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint. If testing indicates that the surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required. In addition the City/County will follow all additional requirements as listed in 24 CFR 35.930 (b).

For residential properties receiving an average more than \$5,000.00 and up to and including \$25,000.00 per unit the City/County shall follow requirements of 24 CFR 35.930(c) which include but are not limited to risk assessments and interim controls.

For residential properties receiving an average of more than \$25,000.00 per unit the City/County shall follow regulations as set forth in 24 CFR 35.930 (d) which include abatement.

The City/County will further coordinate with the Broward County Health Department to implement educational programs on the hazards of lead-based paint and blood testing of children at-risk.

HOUSING

Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
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 this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

The City will continue to assist homeowners through its SHIP program both with purchase assistance and minor home repair.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. 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 during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

There are no public housing units in Plantation so the City does not have any planned actions for housing improvements. Plantation will continue to serve its low- and moderate-income residents through its SHIP program.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

On June 25, 2008, City Council enacted and appointed an Affordable Housing Advisory Committee. The main goal of the Committee will be to provide a report indicating the City's overall climate regarding Affordable Housing. The City Council, in February 1999, approved affordable housing incentives to help eliminate some of the barriers to affordable housing. The recommendations are currently being implemented and will continue to be used for FY 2009-2010. They include:

- Expedited Permitting – The City has established a policy that places development/permit review requests first in the ‘queue’ of projects to be reviewed.
- Fiscal Impact Review – The City has instituted a program that determines the impact of adopting, amending, or repealing any City policies, procedures, ordinances, regulations, or plan revisions, on the affordability of housing.
- Publicly Owned Land Inventory – The City has a program that updates and makes available an inventory of all publicly-owned lands and buildings suitable for affordable housing.
- Fee/Permit Subsidization – The City has a program that allows affordable housing requests to apply SHIP funds towards payment of various City impact, connection, and permit fees.
- Zero Lot-Line Configuration – The Plantation Comprehensive Plan and Zoning Code allow the construction of zero lot-line housing within residential land use categories with a density of five (5) dwelling units an acre or greater. Construction of such housing can reduce the cost of needed facilities due to the reduced size of such smaller lots.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.

- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:
The City of Plantation does not directly receive HOME funds.

HOMELESS

Specific Homeless Prevention Elements

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

The City of Plantation will continue to administer its SHIP program to provide purchase assistance and home repair to families between 120% and 50% MFI. Additionally, 30% of funding is reserved for very low-income families, families at 30% MFI or less, to prevent homelessness. Home repair money made available to these low-income category families, prevents substandard living conditions. This program will continue to receive funding annually.

The Broward County Coalition for the Homeless is a County-wide agency that serves as a referral and coordination service for all homeless or near-homeless in Broward County. They also provide storage for personal belongings, mail services, and transportation for clients. A similar agency, the Broward County Family Success Administrative Division, uses ESG funds from the County and the City of Fort Lauderdale to provide shelter placement and homelessness prevention. Both agencies serve Plantation residents helping them from becoming homeless and helping the homeless population make the transition to permanent housing and independent living.

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.

Program Year 1 Action Plan ESG response:
N/A

COMMUNITY DEVELOPMENT

Community Development

*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), public facilities, public improvements, public services and economic development.
2. 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.

Program Year 1 Action Plan Community Development response:

Non-housing community development activities were prioritized based on previous plans for the CRA and Plantation Gateway District, a survey of public service agencies, and numerous meetings with City staff, the Mayor, and Councilmen. Two studies produced in 1998 and 1999 identified a redevelopment plan for the Plantation Gateway 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. These priorities support the City's goals to coordinate more closely with the supportive agencies administering supportive programs and to address the needs of the elderly population and the low- and moderate-income population in the eastern portion of Plantation.

PROJECT 1:

Road Reconstruction for Park East will provide \$369,766 for reconstruction of public roadways in the low to moderate income Park East neighborhood.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

There are several public service programming activities in the Action Plan designed to improve the quality of life for low- and moderate-income families at the poverty level. Since the majority of these families are elderly, the City will design public service programs specifically for the elderly. Additional programming for low- and moderate-income families will be developed at Plantation's community centers including mentoring programs for children and computer training programs. Finally, the City's CRA plan, as part of the Non-housing community development component, leverages general revenue bonds combined with CDBG funds to promote investment in both the CRA's infrastructure and economic viability. For FY 2009-2010, the City programmed road reconstruction for the Park East neighborhood. This program was designed to improve the quality of life and reduce the number of poverty level families in the area.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
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 this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

PROJECTS 2-12:

2. \$15,210 will be made available to Women in Distress of Broward County Inc. to assist their specific target groups. This program provides service to the low- and moderate-income community.
3. \$15,000 will be available to 211 Broward which provides referral services to all public service agencies throughout the County.
4. \$7,000 will be made available to Broward Homebound Program to provide supportive services for homebound residents. The funding will assist Plantation homebound residents with basic household functions that they cannot perform.
5. \$5,615 will be made available to address needs of elderly blind and sight challenged Plantation residents for the Lighthouse of Broward.
6. \$5,000 will be made available to Senior Volunteer Services for its Senior Companion Program. Funding will cover a minimal stipend for volunteer services. The volunteers, seniors themselves, assist frail elderly and disabled adults.
7. \$11,204 will be made available to ARC Broward to provide supportive healthcare services for aging individuals with developmental disabilities. The funding will assist six adults with developmental disabilities who reside in a group home in Plantation.
8. \$5,000 will be made available to continue the City's Computer Tutorial Program at the Jim Ward Community Center.
9. \$7,000 will be made available to Russell Life Skills and Reading Foundation to conduct free tutoring and mentoring after-school programs to help eradicate illiteracy among low to moderate income youth.
10. \$12,000 will be made available to Cross Road Food Bank, Inc. to provide bulk food and associated costs with food distribution in order to build capacity and general support for this agency which has seen an exponential increase in its client population.
11. \$7,500 will be made available to H.O.P.E., Inc. to undertake Fair Housing seminars, brochure distribution and outreach.
12. \$94,467 Administration for CDBG Program

Housing Opportunities for People with AIDS

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

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households 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. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:
The City does not receive HOPWA funds.

Specific HOPWA Objectives

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 Action Plan.

Program Year 1 Specific HOPWA Objectives response:
The City does not receive HOPWA funds.

Other Narrative

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