

**CITY OF FORT LAUDERDALE**  
**PROGRAMS WITHIN THE CONSOLIDATED PLAN**  
**FOR THE 2010-2015 PROGRAM YEARS**

The Housing & Community Development Division (HCD) administers programs that fall within three (3) distinct categories. Those categories are: Community & Economic Development, Housing, and Special Needs.

Below is a description of the programs currently offered, news on certain programs, ideas on other potential programs that can be created and changes to current programs.

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**COMMUNITY & ECONOMIC DEVELOPMENT ASSISTANCE**

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**1. COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM**

EXISTING STRATEGIES:

- a) **Small Business Financial Assistance** – Financial assistance is provided in the form of grants, low-interest loans or no interest loans will be provided to eligible small business within the City. At least one (1) full-time equivalent (f.t.e.) job must be created or retained for every \$30,000 of CDBG funding applied for and at least fifty-one percent (51%) of all jobs created must be filled by persons of low and moderate income as defined by HUD.
- b) **Small Business Technical Assistance** – This assistance will provide capacity building skills to new and/or struggling businesses within the City. The assistance is designed to help small businesses maintain or increase the level of commerce such that jobs will be created and / or retained. Micro-enterprises and small businesses would be able to receive the assistance needed to work through this economic turndown and aid in the economic recovery by keeping people employed.

CDBG-R NEWS:

Funding for the CDBG-r Program was provided to the City through the American Recovery and Reinvestment Act of 2009, which was signed into law by President Obama on February 17, 2009. The Federal Government has not reauthorized additional funding for this program; as a result, once the funding has been completely expended this program would cease to exist.

**2. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

EXISTING STRATEGIES:

- a) **Public Service Activities** – Assistance is provided to agencies that provide HUD eligible public services in the City.
- b) **Neighborhood Revitalization Strategy Area (NRSA)** – Assistance is provided to HUD certified Community Based Development Organizations to promote economic development in a defined blighted area within the City. The NRSA covers the areas between I-95 to NW 7<sup>th</sup> Avenue and West Sunrise Boulevard to West Broward Boulevard.
- c) **Community Redevelopment Agency (CRA)** – Funds are utilized to fund and/or support eligible CRA activities and projects.
- d) **Capital Improvement Plan** – Funds are utilized to address public facility or infrastructure improvements in eligible areas throughout the City.

- e) **Neighborhood Capital Improvement Program** – Funds are used as a match to NCIP grants to provide construction of capital improvements that will enhance the overall quality of life in CDBG eligible neighborhoods throughout the City. Improvements include sidewalks, curbs and swales, entry signs, decorative signage, street improvements.

HCD'S INITIAL IDEAS:

In effort to support Economic Development in the City and to ensure small businesses have the resources they need to grow and expand, we propose adding a Small Business Assistance Program that will be funded through our CDBG Entitlement Allocation. This Program would work similar to the Financial Assistance Strategy currently administered under the CDBG-r Program.

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## HOUSING PROGRAMS

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### 1. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

EXISTING STRATEGIES:

- a) **Fair Housing Activities** – This program provides fair housing education and outreach to residents of the City on fair housing issues, rights and remedies.
- b) **Foreclosure Prevention Program** – Provides one-time financial assistance to eligible low-income homeowners whose mortgages are currently in foreclosure.
- c) **Homeless Prevention** – Funding is provided Broward County Family Success Division to provide assistance to eligible renters and homeowners who are in danger of being evicted, foreclosed or having utilities shut off.
- d) **Rehabilitation** – Funds are used to make emergency plumbing, roofing, electrical and structural repairs to homes occupied by income eligible homeowners. Improvements to the exterior homes will be funded to correct or prevent code violations.
- e) **Transitional Housing Management** – Funds are used for the management of the City's transitional properties used to house City residents who are receiving substantial rehabilitation or a replacement home through the City's housing programs.

HCD'S INITIAL IDEAS:

We propose keeping the existing strategies and adding a Barrier Free Strategy. Assistance will be provided to households with senior citizens, persons with disabilities, and special needs homeowners. The Barrier-Free Program would provide structural modification and rehabilitative home repair services to improve accessibility for persons with disabilities and elderly homeowners.

### 2. HOME INVESTMENT PARTNERSHIP PROGRAM

EXISTING STRATEGIES:

- a) **CHDO Set Aside** – The City is required to set-aside 15% of its annual HOME allocation for an eligible Community Housing Development Organization (CHDO). These non-profit organizations are committed to develop affordable housing in the communities they serve.
- b) **Purchase Assistance** – Funds will be used to provide purchase assistance to qualified homebuyers in the form of deferred payment loans to be applied toward down payment, closing costs and or principle reduction for the purchase of eligible owner-occupied housing which includes single family homes, condominiums or villas. Eligible housing types under this strategy include, newly constructed and infill lots.

- c) **Rehabilitation / Replacement Housing** – Funds are used to provide assistance to eligible homeowners throughout the City to bring their homes up to standard condition and to construct new homes for eligible homeowners whose units are beyond repair.
- d) **Tenant Based Voucher** – Provides rental assistance for lower-income persons or families to live in apartment and/or residential units.

HCD'S INITIAL IDEAS:

Currently HCD has a boundary area in which CHDO's are allowed to operate, however, HUD does not limit a CHDO activity to boundaries. CHDO are permitted to assist eligible applicants purchase homes anywhere in the City. HCD proposes to eliminate CHDO boundary areas and allow the CHDO to operate Citywide.

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## SPECIAL NEEDS HOUSING ASSISTANCE

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### 1. EMERGENCY SHELTER GRANT (ESG) PROGRAM

EXISTING STRATEGIES:

- a) **Homeless Assistance Center** – Funds are provided to the Broward Partnership for the continued operation of the Homeless Assistance Center on Sunrise Boulevard. Funds are used for the operation of the shelter. Matching funds are provided as County staff time worked at the Homeless Assistance Center.
- b) **Homeless Prevention** – Funding is provided to Broward County, via the Bureau of Children and Family Services, for operation of the Homeless Prevention Program. The funds are used to provide short-term rent / mortgage assistance and utilities (*water/electricity*) to Ft. Lauderdale families facing eviction notices or notices of termination of utility services. The assistance is limited to six months or \$3,000 per household.

HCD'S INITIAL IDEAS:

Keep the existing ESG strategies as they are.

### 2. HOUSING OPPORTUNITIES FOR PEOPLE WITH HIV/AIDS (HOPWA)

EXISTING STRATEGIES:

- a) **Short Term, Rent, Mortgage & Utilities (STRMU)** – Continued support for emergency financial assistance for payment of rent, mortgage and utilities. Rent or mortgage payments will be limited to 21 weeks per year per household and will be made directly to the landlord or mortgage company. No payments are made directly to a client. Utility payments will be limited to \$1,000 per year and will be disbursed directly to the utility company.
- b) **Permanent Housing Placement Assistance** – Provides support to HIV/AIDS persons who are ready to move into independent housing units to pay for first, last and security deposits. Clients should be homeless, or reside in a residential treatment center, transitional or short-term housing facility. Clients who already reside in independent housing are ineligible unless they have a need to move. Clients will have to demonstrate the ability to continue to pay the rent after initial assistance.
- c) **Assisted Living Facility Placements** – Provides support for placement in Assisted Living Facilities. The program will be provided for clients who require supervision and some assistance with their activities of daily living. Meals, housekeeping, and all utility costs are included.

- d) **Substance Abuse Housing** – Provides support for persons with HIV/AIDS who also have a substance abuse problem requiring residential treatment would be able to receive housing support for up to 180 days in a residential substance abuse treatment program.
- e) **Mental Health Housing** – Provides support for safe and secure housing with appropriate supportive services for HOPWA eligible clients challenged by Level I Mental Illness.
- f) **Tenant Vouchers Housing / Client-Based** – Provides support for lower-income HIV/AIDS persons or families rental assistance to live in private, independent apartment units. The household assisted will be required to pay no more than 10% of its gross income or 30% of adjusted income for rent and utilities, whichever is greater. The voucher will pay the difference. A utility allowance will be used to determine utility costs.
- g) **Project Based Rental Assistance** – Provides support for apartment units operated by nonprofit organizations for HIV/AIDS clients. Clients will be required to pay either 10% of gross income or 30% of adjusted income for rent and utilities whichever is greater.
- h) **Emergency Transition Housing** – Provides funds for short-term emergency supported housing for up to sixty (60) days for HOPWA eligible clients with appropriate supportive services to assess the needs of clients and transition them into an appropriate housing solution.
- i) **Community Based Housing Residence Assistance and Service** – Provides support for housing up to five (5) months in a multi-person, multi-unit residence designed as a residential alternative to institutionalized care; to prevent or delay the need for such care; and to provide a transition setting with appropriate supportive services.
- j) **Housing Case Management** – Provides housing service plans that establish or better maintain a stable living environment in housing that is decent, safe, and sanitary; reduces the risk of homelessness, and to improve access to health care and supportive services.
- k) **Homeless Management Information System (HMIS)** – Provides an automated service delivery system connecting HOPWA resources with the lead Continuum of Care Agency that manages health care services and support under the Ryan White CARE Act.

#### HCD'S INITIAL IDEAS:

Staff proposes that we keep the following strategies the same: (1) Short-Term Rent Mortgage & Utilities, (2) Permanent Housing Placement, (3) Tenant Vouchers, (4) Project Based Rental Assistance, (5) Housing Case Management and (6) Homeless Management Information System.

For the 2012 / 2013 fiscal year, we propose combining the Assisted Living Facility (ALF) Placements, Community Based Housing (CBH), Emergency Transition Housing (ETH), Mental Health Housing (MHH) and Substance Abuse Housing (SAH) into one category, which would be designated as Facility Based Housing. **Facility Based Housing Assistance** will provide resources to develop and operate community residences and other supportive housing. With facility-based housing, the expectation is that participants will be in need of some level of supportive services in order to maintain stability and receive appropriate levels of care. HOPWA regulations require the sponsor to certify that they will give residents an adequate level of support and work with qualified service providers, accessing such support in an ongoing manner. This includes all HOPWA housing expenditures, which provide support to facilities, including community residences, Single Room Occupancy dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities as approved by HUD. Facility Based Housing would be a direct cost reimbursement process.

### 3. HOMELESS PREVENTION AND RAPID RE-HOUSING (HPRP)

Funding for the HPRP Program was provided to the City through the American Recovery and Reinvestment Act of 2009, which was signed into law by President Obama on February 17, 2009.

HPRP provide temporary assistance and relocation and stabilization services to individuals and families who are homeless, or who would be homeless *but* for this assistance.

EXISTING STRATEGIES:

- a) **Financial Assistance** – For short / medium term rental assistance
- b) **Utility deposits** – For electric, water and gas payments
- c) **Move in cost** – Which includes 1<sup>st</sup> month, last month and security deposit payments
- d) **Stabilization Services** – Which includes Case Management, Housing Search and Placement, Legal Services and Credit, repair.

HPRP NEWS:

The Federal Government has not reauthorized additional funding for this program; as a result, once the funding has been completely expended this program would cease to exist by 2012.

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**MISCELLANEOUS**

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**1. AFFORDABLE HOUSING DEVELOPMENT ON CITY OWNED LAND**

Currently the City owns a number of lots that were either purchased or given to HCD for affordable housing. Some of those lots were purchased with Federal funds, while in other instances, Federal funds were used to clear up title issues, maintain the properties, etc. Additionally, some of the lots are buildable and suitable for affordable housing, while some are not.

HCD needs plan to determine which of those lots the City should hold onto for future affordable housing projects and which lots should be sold. It is important to note that if Federal funds were used to purchase the lot, then those funds must be recaptured and repaid to the City's Federal line-of-credit account at HUD and reused for a project that meets the national objective. If Federal funds were to clear up title issues or maintain the properties, then only the amount spent must be recaptured and returned to the City's Federal line-of-credit account at HUD.