

City of Coconut Creek

Community Development Block Grant (CDBG)

Program Year 2014

Annual Action Plan

Adopted July 10, 2014

First Amendment: Adopted April 23, 2015

Second Amendment: Adopted December 10, 2015

Third Amendment: May 11, 2017

Submitted To:

U.S. Department of Housing and Urban Development, Miami Field Office

Prepared By:

Community Redevelopment Associates of Florida, Inc. &

City of Coconut Creek – Department of Sustainable Development

July 2014

Amended April 2015, December 2015 & May 2017

Annual Action Plan
2014

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Executive Summary

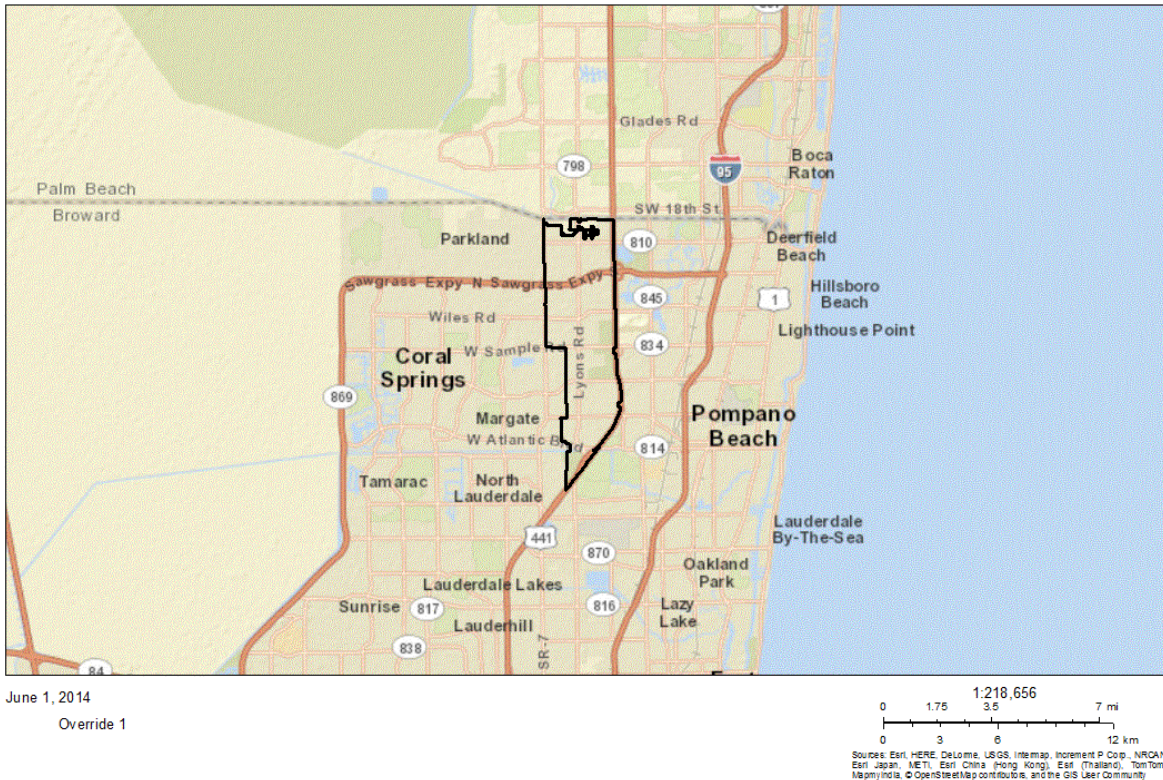
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Coconut Creek's population is currently at 50,000 or greater, which classifies it as an entitlement city for federal Community Development Block Grant (CDBG) dollars. Funds are allocated annually through a formula used by the U.S. Department of Housing and Urban Development (HUD). The HUD formula addresses the City's extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas. The more prevalent these issues, the more funding an entitlement city receives. For the program year beginning October 1, 2014, the City of Coconut Creek anticipates receiving \$258,962.

The CDBG Program, established in 1974, is designed to help communities, such as Coconut Creek, remain viable by providing decent housing, a suitable living environment, and by expanding economic opportunities principally for low to moderate income persons. The City is expected to carry out a wide range of community development activities directed toward maintaining the City's housing stock, sustaining neighborhoods, promoting economic development, and providing improved community facilities and services. Entitlement communities develop their own programs and funding priorities. However, communities must give maximum feasible priority to activities which 1) benefit low to moderate income persons and households 2) aid in the prevention or elimination of slums or blight, or 3) meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet these broad national objectives.

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



CPD Maps - Consolidated Plan and Continuum of Care Planning Tool

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Housing Needs

The priority housing needs addressed in the City's Consolidated Plan are the need to alleviate cost burden, to ensure the City's affordable housing stock is maintained, and to find opportunities to create new affordable housing (rental, ownership) with the limited land available for development and existing built units. Housing projects and activities identified in the City's Consolidated Plan will align with these priorities.

Non-Housing Community Development Needs

The City of Coconut Creek is what is known as an "exception" grantee. The term "exception grantee" refers to those grantees where areas of concentration of low to moderate income households can only

qualify under the *exception rule* provision or *upper quartile criterion*. Although the City only has one Census tract/block group that has a concentration of low to moderate income persons, the exception rule will provide the City with opportunities to undertake area wide projects that affect low to moderate income persons in the City.

There are various community development needs that can be addressed and limited resources to address them. For that reason, the City's priority community development needs are enumerated as follows:

1. Economic Opportunity for Low/Mod Residents
2. Infrastructure improvement for Low/Mod Communities
3. Public Service/Supportive Services for Low/Mod Income Residents

Section AP-20 of this document lists the City's current goals, objectives and measureable outcomes. Section AP-35 describes projects that will be funded to accomplish these objectives.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the 2012 program year, the City assisted 4 households with home repair assistance and 5 households with purchase assistance.

Since becoming an entitlement grantee in 2008, the City has received a total of \$1,616,792 in CDBG program dollars. It has been able to leverage this funding with state and local resources. To date, the City has assisted 37 low to moderate income households with residential home repair assistance and has assisted 26 low to moderate income households with purchase assistance. The City's First-time Homebuyer Program remains in demand, and the home repair program has gained significant momentum as a result of the City's outreach efforts.

Although the City has a limited low to moderate income area, it also has been able to complete a public improvement project with the installation of a shade structure at Veterans Park. Feedback from the community is encouraging the use of CDBG funding for non-housing community development needs, such as expanding economic opportunities and public services/facilities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Coconut Creek established a Citizen Participation Plan that is in accordance with the rules and regulations set forth in 24 CFR Part 91.105. As a recipient of Federal funds, the City of Coconut Creek was 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, incremental action plans, any

substantial amendments to such plans, and for developing the Consolidated Annual Performance Evaluation Report (CAPER). The Citizen Participation Plan and Consolidated Plan documents are available to the general public. Upon request, the City will provide the Citizen Participation Plan in a form accessible to persons with disabilities (i.e. oral or large print for visually impaired). In addition, upon request, copies can be delivered to the homebound. After a 30-day public comment period, the formal Coconut Creek Citizen Participation Plan was adopted April 24, 2008 by the Coconut Creek City Commission.

- Pre-Development Public Hearing - March 18, 2014
- Department Head Consultation – February - March 2014
- Inter-Agency Consultation – February - June 2014
- Publication of Plan for 30-Day Public Comment Period, including comment from other jurisdictions - June 2, 2014 to July 1, 2014
- Pre-Adoption Public Hearing – July 10, 2014
- Commission Approval – July 10, 2014

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments received.

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

No comments received.

7. Summary

N/A

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	COCONUT CREEK	
CDBG Administrator	COCONUT CREEK	Sustainable Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Coconut Creek, Department of Sustainable Development, will serve as the lead agency for overseeing the implementation of the City of Coconut Creek 2013-2017 Consolidated Plan and 2014 Action Plan. The City, through a competitive process, has contracted out professional services for assistance with planning, administration, and management of the Federal Community Development Block Grant (CDBG), State Housing Initiatives Partnership (SHIP) Program, and HOME Investment Partnership Program (HOME), including strategies and activities developed and funded. The firm will be responsible for administering and managing the programs for the Department of Sustainable Development. The firm will also coordinate tasks that involve any other departments within the City that may have access to CDBG program accounts, such as Finance, Parks and Recreation, Utilities & Engineering, or Public Works. The contracted administrator will also be responsible for ensuring compliance with Federal and State regulations.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

As part of the 2013-2017 Consolidated Plan update, surrounding agencies, service providers, and public documents pertaining to the City and Broward County were consulted to gain a better understanding of the needs, services, and resources available to Coconut Creek residents. Agencies were asked to describe what services, if any, are provided to the key target groups addressed in the Consolidated Plan.

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

The list of providers reviewed as part of the 2013-2017 consolidated planning process includes housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, person with disabilities, persons with HIV/AIDS, and their families, and homeless persons. Phone and e-mail contacts were also made to key non-profits and agencies that work with these specific groups to obtain a better understanding of their service or potential service to Coconut Creek residents.

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

The City of Coconut Creek is a member of the Broward County Continuum of Care (CoC) and is part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in quarterly meetings that are held to obtain input from local municipalities. In May 2013, the Broward County Homeless Initiative Partnership, which staffs the CoC efforts, released data to the City for the 2013 Point-In-Time Count.

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

ESG funding is administered by the City of Ft. Lauderdale. The City of Ft. Lauderdale established an assessment system to allocate ESG funding.

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

1	Agency/Group/Organization	SOS Children's Villages - Florida
	Agency/Group/Organization Type	Services-Children Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SOS Children's Villages was consulted regarding their facility needs and the services offered to children of the area. SOS Children's Villages is located within City limits. The nonprofit organization was contacted as a potential subrecipient.
2	Agency/Group/Organization	COCONUT CREEK
	Agency/Group/Organization Type	Services-Children Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coconut Creek Parks and Recreation Department was contacted regarding the provision of assistance to low to moderate income youth of the City.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The comprehensive list of agencies contacted as part of 2013-2017 strategic planning process is located in the City's 2013-2017 Consolidated Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Initiative Partnership	The City of Coconut Creek is a member of the Broward County Continuum of Care (CoC). The CoC network supports the development of the long term strategic plan and the year round local planning effort to alleviate homelessness in Broward County.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Coconut Creek reviewed Broward County's current Consolidated Plan while preparing its 2013-2017 Consolidated Plan. In addition, updated data and reports from the Shimberg Center, Florida Housing Coalition, and Florida Housing Finance Corporation were also considered. The 2014 Action Plan is a subset of that effort.

AP-12 Participation – 91.105, 91.200(c)

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

The City adhered to its approved Citizen Participation Plan (CPP), which was approved on April 24, 2008 by the City of Coconut Creek City Commission. The CPP includes 2 public hearings held at City Hall and a 30-day comment period to review the draft Consolidated Plan/Action Plan. All meetings are advertised in the Sun-Sentinel to expand the reach of possible participants. Amendments to the Plan include a 30-day comment period to review the draft amendment and a pre-adoption public hearing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/ broad community	March 2, 2014 - Pre-Development Notice Advertised in Sun-Sentinel.	No comments received.		
2	Public Hearing	Non-targeted/ broad community	March 18, 2014 – Predevelopment Public Hearing held at City Hall to obtain citizen input	No comments received.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	June 1, 2014 – Pre-Development Comment Period Advertised (June 2 – July 1, 2014)	No comments received.		
4	Public Hearing	Affordable Housing Advocates	Pre-Adoption Hearing and Adoption of 2014 Action Plan.	No comments received.		
5	Newspaper Ad	Non-targeted/broad community	November 1, 2015 – Amendment Public Comment Period Advertised (November 2 – December 1, 2015)	No comments received.		
6	Public Hearing	Affordable Housing Advocates	December 10, 2015 – Pre-Adoption Public Hearing and Adoption of 2014 Action Plan Amendment	No comments received.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
<u>7</u>	<u>Newspaper Ad</u>	<u>Non-targeted/broad community</u>	<u>April 2, 2017 – Amendment Public Comment Period Advertised (April 3 – May 3, 2017)</u>	<u>None received</u>	<u>N/A</u>	<u>www.coconutcreek.net/sd/housing-resources</u>
<u>8</u>	<u>Public Hearing</u>	<u>Non-targeted/broad community</u>	<u>May 11, 2017 – Pre-Adoption Public Hearing and Adoption of 2015 Action Plan Amendment</u>	<u>None received</u>	<u>N/A</u>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Below is a list of federal, state, and local (public and private resources) that are reasonably expected to

be available during the 2014-15 period.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	258,962	32,325	0	291,287	776,886	CDBG allocation used to carry out priority need projects, including housing, public improvement, public services, economic development activities, and general planning/program administration within the City.
General Fund	public - local	Public Improvements	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Housing	78,448	0	0	78,448	235,344	The City of Coconut Creek receives funds from the HOME Investment Partnership (HOME) Program. This is Federal money the City receives as a participating jurisdiction of the Broward County HOME Consortium. The members' combined allocation meets the threshold for HOME funding. HOME funds can only be used to address housing needs of households at 80% AMI or less. The City will use HOME funds for home repair.

Other	public - state	Housing							SHIP funds are distributed on an entitlement basis to CDBG grantees in Florida and is funded by real estate documentary stamps. When funds are fully appropriated to the Program, the minimum allocation is \$350,000. The City will use funding primarily for rehabilitation and/or purchase assistance. The program has received minimal or no funding in the last 4 years. However, the City anticipates it will be funded during this Consolidated Plan period. The expected allocation has been determined based on the current year funding level.
			245,239	0	0	245,239	735,717		
Other	public - local	Housing							Funds in the linkage trust fund will be used towards
			0	0	0	0	0		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								programs that support workforce housing needs as new businesses open within the City.

Table 5 - Expected Resources – Priority Table

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

Federal funds will be leveraged to increase housing assistance provided by the City of Coconut Creek. None of the resources listed above have matching requirements.

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

All City of Coconut Creek-owned inventory has been mapped as part of the State's requirement that the City maintain a printed inventory of locally-owned land suitable for affordable housing. The several parcels of land that the City owns are committed for public use, such as parks; undevelopable, such as streets or landscape buffers; or lack the proper zoning. Therefore, it has been determined that they are not suitable for affordable housing. Every three years the City commission will review the inventory of City-owned lands and their suitability for use as affordable housing.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public/Supportive Services	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Public Service Needs	CDBG: \$38,844 \$4,725	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
2	Infrastructure Improvements	2013	2017	Non-Housing Community Development		Public Improvement/Public Facility	CDBG: \$183,697	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 37 Persons Assisted
3	Maintain City's Affordable Housing Stock	2013	2017	Affordable Housing		Housing Cost Burden Needs	CDBG: \$23,931.24	Homeowner Housing Rehabilitated Housing Benefit: 1 Household Assisted
4	Promote Homeownership Affordability	2017	2017	Affordable Housing	City-wide	Housing Cost Burden	CDBG: \$34,119	Direct Financial Assistance to Homebuyers: 1 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public/Supportive Services
	Goal Description	Provide scholarships to low-to-moderate income youth to alleviate cost burden.
2	Goal Name	Infrastructure Improvements
	Goal Description	Maintain public facilities infrastructure.
3	Goal Name	Maintain City's Affordable Housing Stock
	Goal Description	Maintain City's affordable housing stock through homeowner residential rehabilitation.
4	Goal Name	Promote homeownership affordability
	Goal Description	Direct financial assistance to homebuyers through purchase assistance program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

A total of 11 extremely low-income, low-income and moderate income families will be served with Broward County HOME Consortium and SHIP resources made available to the City of Coconut Creek. Three (3) households will be assisted from HOME funds the City receives as a member of the Broward County HOME Consortium and eight (8) households will be assisted from SHIP from program funding.

AP-35 Projects – 91.220(d)

Introduction

The 2014 Action Plan outlines those projects and activities, which will be funded based on priority needs outlined in the City's 5 Year Strategic Plan.

#	Project Name
1	SOS Children's Villages - AP 2014
2	Youth Scholarship Funds - AP 2014
3	Program Admin - AP 2014
4	Homeowner Housing Rehabilitation – AP 2014
5	Purchase Assistance

Table 7 – Project Information

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

Direct benefit activities will receive high priority for funding. Direct benefit occurs when the residents/persons directly receive the benefit of the CDBG assistance. Public services, housing rehabilitation, and purchase assistance projects are direct benefit type activities. Eligible project proposals that directly benefit low to moderate income residents of the City of Coconut Creek will be highly considered for funding. These types of projects can be city-wide since the low/mod benefit test is on an individual or household basis. The SOS Children's Villages roof project serves a specific group of low to moderate income persons or a limited clientele. Furthermore, cost burden and affordability is the number one priority need in the City of Coconut Creek. The youth scholarship program is also meant to address these needs. These activities will be supported by home repair and purchase activities funded through the City's SHIP and HOME program funding.

The following factors will be considered in the selection of projects for funding each program year.

1. Does the project directly benefit the household
2. Geographical Impact of Funds
3. Consistency with the City's Consolidated Plan
4. Timely Implementation of Projects
5. Interrelationship of Activities
6. Leveraging Funds
7. Sequence of Phasing
8. Impact on Administration Cost and Operating Budget
9. General Feasibility
10. Non-duplication of efforts

The major obstacle the City faces is not having sufficient funds to address priority needs. The City will

continue to explore additional funding opportunities to leverage the resources it already has.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	SOS Children's Villages - AP 2014
	Target Area	
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Improvement/Public Facility
	Funding	CDBG: \$183,697
	Description	This activity will provide roof repair/replacement assistance to S.O.S Children's Villages. This assistance is eligible under 24 CFR section 570.201(c) public facilities and will directly benefit low and moderate income persons as qualified under qualified under 570.208 (a)(2) limited clientele.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	SOS Children's Villages 3620, 3630, 3640, 3650, 3651, 3670, 3681 NW 59 Place Coconut Creek, FL 33073
	Planned Activities	This activity will provide roof repair/replacement assistance to SOS Children's Villages.
2	Project Name	Youth Scholarship Funds - AP 2014
	Target Area	

	Goals Supported	Public/Supportive Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: \$38,844 \$4,725
	Description	This activity is scheduled to provide assistance to low-to-moderate income youth to participate in the City's summer camp recreational program. This activity is eligible under 24 CFR section 570.201 (e) public services and will directly benefit low and moderate income persons as qualified under 570.208 (a) (2) limited clientele.
	Target Date	9/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Coconut Creek Recreational Facilities
	Planned Activities	This activity is scheduled to provide assistance to low-to-moderate income youth to participate in the City's summer camp recreational program
3	Project Name	Program Admin - AP 2014
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$44,814.76
	Description	This activity will provide for administrative and planning duties relative to the overall grant program. This activity is assumed to benefit low and moderate income persons and is eligible under 24 CFR Section 570.206.
	Target Date	9/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	This activity will provide for administrative and planning duties relative to the overall grant program. This activity is assumed to benefit low and moderate income persons and is eligible under 24 CFR Section 570.206.
4	Project Name	Homeowner Housing Rehabilitation – AP 2014
	Target Area	
	Goals Supported	Maintain City’s Affordable Housing Stock
	Needs Addressed	Housing Cost Burden
	Funding	\$23,931.24
	Description	Improve availability and accessibility of decent housing in the City in an effort to maintain/improve housing stock conditions (including energy efficiency improvements) for low and moderate income households.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 Low to Moderate Income Household
	Location Description	Homeowner rehabilitation is available city-wide.

Planned Activities	This activity will provide for home repair, weatherization, energy efficiency repairs, and any other eligible minor home repairs/improvements to low and moderate income homeowners. This activity is eligible under 24 CFR Section 570.202(a) and will directly benefit low and moderate income persons as qualified under 570.208 (a) (3) Housing Activities.
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5	<u>Project Name</u>	<u>Purchase Assistance – AP 2014</u>
	<u>Target Area</u>	
	<u>Goals Supported</u>	<u>Promote Homeownership Affordability</u>
	<u>Needs Addressed</u>	<u>Housing Cost Burden</u>
	<u>Funding</u>	<u>\$34,119</u>
	<u>Description</u>	<u>This activity will provide purchase assistance to eligible first time homebuyers to purchase their primary residence in Coconut Creek. Assistance may provide up to 50% of required down payment, pay reasonable closing costs, provide principal write down assistance, and subsidize interest rates. This direct homeownership assistance is eligible under 24 CFR Section 570.201(n) and will directly benefit low-to- moderate income persons as qualified under 24 CFR Section 570.208(a)(3) Housing.</u>
	<u>Target Date</u>	<u>9/30/2018</u>
	<u>Estimate the number and type of families that will benefit from the proposed activities</u>	<u>1 Low to Moderate Income Household</u>
	<u>Location Description</u>	<u>Purchase Assistance is available city-wide.</u>
	<u>Planned Activities</u>	<u>This activity is scheduled to provide purchase assistance to low-to-moderate income first-time homebuyers in the form of zero interest deferred loans.</u>

AP-50 Geographic Distribution – 91.220(f)

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

Assistance for housing programs is distributed on a city-wide basis.

The City of Coconut Creek does not have any Census block groups with minority concentration. The City's racial composition in 2010 consisted of the following: 75% White (vs. 86% in 2000), 13.7% Black /African American (vs. 6.2% in 2000), .1% American Indian/Alaskan Native (vs. the same in 2000), 3.8% Asian (vs. 2.4% in 2000), 0% Native Hawaiian/Pacific Islander (vs. .1% in 2000), 4% Other race (vs. 2.9% in 2000), and 3% multi-racial (vs. 2.1% in 2000). In 2010, 20.4% of the population was of Hispanic ethnicity.

Per the 2000 Census, the City had one Census tract block group with a concentration of low to moderate income persons. This means more than 51% of the residents made 80% of the area median income or less. That block group was in the southern part of the City, where there is a large concentration of elderly occupied households. Low to moderate income estimates provided reflect the same in 2014.

The City of Coconut Creek is what is known as an "exception" grantee. The term "exception grantee" refers to those grantees where areas of concentration of low to moderate income households can only qualify under the *exception rule* provision or *upper quartile criterion*. Although the City only has one Census tract/block group that has a concentration of low to moderate income persons, the exception rule will provide the City with opportunities to undertake area-wide projects that affect low to moderate income persons in the City.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not want to concentrate low to moderate income homebuyers or limit homeownership choices.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section identifies the City's Program Year 2014 goals for affordable housing with all resources available. Housing activities will be undertaken with HOME Consortium funds and SHIP funding.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	3
Total	11

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	11
Acquisition of Existing Units	<u>1</u>
Total	11

Table 10 - One Year Goals for Affordable Housing by Support Type

The 2005-2009 CHAS data indicated that some degree of housing problems existed among all categorical group of needs: elderly, small and large related families, as well as those households with single individuals. Therefore, housing assistance programs will place an emphasis on owner-occupied households in the City with housing problems. Priority will be given to elderly and disabled residents for rehabilitation related activities.

AP-60 Public Housing – 91.220(h)

Introduction

This section of the plan identifies public housing related activities that will be undertaken by the City in Program Year 2014.

Actions planned during the next year to address the needs to public housing

The City of Coconut Creek will support area public housing authorities' strategies to promote the use of Section 8 vouchers in areas outside of concentrated minorities or poverty.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will continue to participate in the CoC planning efforts as Broward County works toward implementing the 2009 HEARTH Act, including any efforts pertaining to rapid re-housing to make room for other homeless persons who need access to existing emergency shelter and transitional housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Coconut Creek, as an entitlement, will actively seek opportunities to participate in or support the Broward County's Continuum of Care (CoC) planning activities, including the annual point-in-time count of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to participate in the CoC planning efforts as Broward County works toward implementing the 2009 HEARTH Act, including any efforts pertaining to rapid re-housing to make room for other homeless persons who need access to existing emergency shelter and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to participate in the CoC planning efforts as Broward County works toward implementing the 2009 HEARTH Act, including any efforts pertaining to rapid re-housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In PY 2014, the City will be assisting SOS Children's Villages, a foster care neighborhood located in Coconut Creek. The children of SOS Children's Villages have been removed from their homes and families by the courts because of abandonment, abuse, and neglect.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

This section identifies actions taken to remove barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Coconut Creek will continue to implement strategies identified by the City's Affordable Housing Advisory Committee (AHAC). The AHAC met in Program Year 2013 to review regulatory barriers to affordable housing. The AHAC recommended that the City continue to implement existing incentives to promote affordable housing within the City.

AP-85 Other Actions – 91.220(k)

Introduction

The following section identifies other actions that will be undertaken during the 2014 program year.

Actions planned to address obstacles to meeting underserved needs

The City will explore additional funding sources to leverage its Federal, State, and Local resources. This is the main obstacle in meeting underserved needs.

Actions planned to foster and maintain affordable housing

The City will continue to promote affordable housing with the continued implementation of approved incentives and strategies outlined in its Local Housing Assistance Plan.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

Affordable Housing: The City will provide low to moderate income households with housing assistance that allows them to live in safe and decent housing. An affordable, safe, and decent home is a basic need that provides the stability needed to focus on economic and job opportunities.

Job Training: The City will promote Career Source and other State Workforce programs to educate residents on the opportunities available to them to increase their economic opportunities.

Support Services: There are some services that are essential so that persons can find and maintain employment. Families that are moving from welfare to work need a variety of services and counseling to help them successfully transition off of assistance. The City's programs may support organizations that provide such support services to Coconut Creek residents.

Safe, Affordable Child Care: Safe quality child care services are needed by all working families, including those transitioning to economic self-sufficiency. The City of Coconut Creek will ensure persons being assisted in its housing programs are aware of Broward's Family Central referrals and resource network, as well as its supportive services through 954-724-4609 or 1-877-5-FAMILY in Broward County. Federal programs provide assistance to eligible Welfare Transition Program (WTP) recipients who are either

employed or enrolled in approved employment related activity. Up to an additional 24 months of Transitional Child Care (TCC) funding may be available to parents whose earned income makes them ineligible for further WTP grants. In addition, Workforce One provides child care to eligible participants. There are also County programs that provide child care services to eligible immigrants and political refugees. Any child care programs offered at the City level will also be promoted.

Transportation: The City will refer individuals to centers such as the Family Success Center in Pompano and other organizations where bus passes are available.

Actions planned to develop institutional structure

In Program Year 2014, appropriate entities will be utilized, as necessary, for various housing, community and economic development strategies, and other priority needs identified. Additional organizations necessary to provide housing and community development services will become part of the City's service provider referral network.

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

In Program Year 2013, the City updated its Local Housing Assistance Plan (LHAP). As part of that effort, the City's Affordable Housing Advisory Committee (AHAC) convened. The AHAC is an 11 member committee that consists of both public and private housing providers as well as representatives from social service groups that work with low income persons and those with special needs, as well. This meeting is open to the public, including other public and private housing and social service agencies.

Program Specific Requirements

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

Introduction

The following section identifies program specific requirements for the Community Development Block Grant Program.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%