

# *City of Plantation*



## **Fiscal Year 2020 – 2024 Consolidated Plan**

July 2020  
Prepared by the City of Plantation  
Planning, Zoning and Economic Development Department



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# Executive Summary

ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220(B)

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## INTRODUCTION

Every five years, the U.S. Department of Housing and Urban Development (HUD) requires the creation of a Consolidated Plan to assist the City of Plantation (City) in determining community needs and further provide a community-wide dialogue regarding affordable housing and community development priorities. This document is the Consolidated Plan for the City for Fiscal Years (FY) 2020 to 2024. It also includes the Annual Action Plan which serves as the City's official application to HUD for the Community Development Block Grant Funds.

CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in low-moderate income communities. The City anticipates approximately \$2,169,188 in CDBG funds for the Consolidated Plan period.

The FY 2020 – 2024 Consolidated Plan is the strategic plan for allocating and leveraging the CDBG entitlement grant. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. The following goals were approved to meet these high-priority needs (in no particular order or ranking):

**GOAL 1** Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.

**GOAL 2** Enhance the City's economic stability by investing in inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.

**GOAL 3** Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.

**GOAL 4** Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.

**GOAL 5** Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.

**GOAL 6** Invest in community services that promote equity and serve vulnerable populations.



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## SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN NEEDS ASSESSMENT OVERVIEW

The City of Plantation has developed its strategic plan based on an analysis of the data presented in this plan and via community participation and consultation process. Through these efforts, the City has identified the following priority needs:

- ◆ Public Services & Quality of Life Improvements
- ◆ Preserve & Develop Affordable Housing
- ◆ Grow and Strengthen Small Business

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## EVALUATION OF PAST PERFORMANCE

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG grant programs. The City's Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) provide details on projects and programs completed by the City over the past five years. The City recognizes that the evaluation of past performance is critical to ensuring the City is implementing activities effectively and those activities align with the City's overall strategies and goals.

The FY 2016/2017 Action Plan furthered the goals of the Consolidated Plan, focusing on the Owner-Occupied Housing Rehabilitation Program. Funding was made available for the improvement of pedestrian lighting along a street in the income eligible neighborhood of Park East. The plan also included public service programs, and allowed funding for administration.

The FY 2017/2018 Action Plan furthered the goals of the Consolidated Plan, focusing on the Owner-Occupied Housing Rehabilitation Program. The plan also included public service programs, and allowed funding for administration.

The FY 2018/2019 Action Plan furthered the goals of the Consolidated Plan, focusing on the Owner-Occupied Housing Rehabilitation and Down Payment Assistance Programs. The plan also included public service programs, and allowed funding for administration.

The FY 2019/2020 Action Plan furthered the goals of the Consolidated Plan, focusing on the Owner-Occupied Housing Rehabilitation and Down Payment Assistance Programs. The plan also included public service programs, and allowed funding for administration.

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## SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

The City of Plantation encourages citizen participation and actively encourages citizens, particularly low and moderate-income households and those with special needs, to participate in the planning and development of the Consolidated Plan and the Annual Action Plan (AAP). The City of Plantation works to ensure community stakeholders and citizens have adequate opportunities to participate in this planning process.

The City's efforts to allow for participation in the development of the Consolidated Plan and first-year Annual Action Plan include a Public Hearing and a Public Comment Review Period. Written comments could be returned to the Planning, Zoning and Economic Development Department at 401 NW 70 Terrace, Plantation, FL 33317.

A summary of citizen outreach efforts is described in PR-15 Citizen Participation Process.

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## SUMMARY OF PUBLIC COMMENTS

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

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## SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

All comments were accepted.

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## SUMMARY

Through data analysis, the City is able to make a complete assessment of the needs in the community. Primary data sources for the Consolidated Plan include: 2018 American Community Survey, 2014-2018 American

Community Survey (ACS) 5- Year Estimates, Bureau of Labor Statistics, and Longitudinal Employer-Household Dynamics (LEHD). Data analysis is supplemented by GIS maps to provide geographical visualization of the data.

# The Process

## PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B)

### DESCRIBE AGENCY/ENTITY RESPONSIBLE FOR PREPARING THE CONSOLIDATED PLAN AND THOSE RESPONSIBLE FOR ADMINISTRATION OF EACH GRANT PROGRAM AND FUNDING SOURCE

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

Agency Role	Name	Department/Agency
CDBG Administration	PLANTATION	Planning, Zoning and Economic Development Department

Table 1– Responsible Agencies

## NARRATIVE

The City’s Planning, Zoning and Economic Development Department has the primary responsibility for the administration of the 5-Year Consolidated Plan and Annual Action Plan.

### Consolidated Plan Public Contact Information – Planning, Zoning and Economic Development Department

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## **INTRODUCTION**

The City of Plantation is the lead agency for completing the City’s Consolidated Plan under the CDBG program. The City also receive other grant funds that help to further community development and affordable housing such as HOME funds through the Broward County HOME Consortium. All grant funds received are administered by the City Planning, Zoning and Economic Development Department.

The City collaborates with several community stakeholders. Private and nonprofit providers, advocacy agencies, housing developers, social service providers and other key partners play an instrumental role in addressing the needs of the residents of Plantation. Grant funding does not cover all needs; therefore, external partnerships ensure continuity of resources for all.

City staff is regularly familiarized with the needs of the community via the various professional affiliations, committees, memberships and associations. Ongoing review and consultation are the primary method of providing the best services to residents of Plantation.

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## **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 City of Plantation works with various service providers in the City to meet the needs of its citizens. The City’s service providers represent a wide range of individuals with expertise in engineering, planning, social services, economic development and parks and recreation. Agencies are invited to determine feasibility, duplication and consistency with local governmental plans, conformance with local zoning district, environmental impact and cost effectiveness.

All projects must be proven feasible prior to receiving HUD funds, as many require documentation indicating financial feasibility and conformance with applicable regulations and constraints (i.e. zoning, land use, floodplain, etc.). Projects will not be funded if the proposed project duplicates an existing program which the public sector administers.



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**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 is a member of the Broward County Homeless Partnership Initiative, which is the lead agency for the regional (Broward County) Continuum of Care. The City supports the Initiative and its efforts to end homelessness. Through regular meetings and reports provided by Broward County, the City is kept up to date with Plantation's homeless population.

Broward's Continuum of Care addresses all aspects of homelessness including prevention, outreach, emergency shelter, transitional and permanent affordable housing, and supportive services. This work includes:

- ◆ Facilitating community, business, and governmental involvement in the homeless continuum of care
- ◆ Direct oversight of the County's three regional Homeless Assistance Centers
- ◆ Creating new and innovative programs to serve Broward's homeless population (such as the County's first homeless medical respite care facility)

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**DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.**

The City of Plantation is not a recipient of ESG funds and therefore does not participate in the development or use of ESG funds.

**DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTIONS, CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES.**

<b>Agency/group/organization</b>	<b>Agency/group/organization type</b>	<b>What section of the plan was addressed by consultation?</b>	<b>Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes or areas for improved coordination?</b>
<b>City of Plantation</b>	Other government – local Services – housing Services – public services	<ul style="list-style-type: none"> <li>• Housing need assessment</li> <li>• Non-homeless special needs</li> <li>• Market analysis</li> </ul>	The City Planning, Zoning and Economic Development department is the lead agency of the Consolidated Plan.
<b>Broward County</b>	Other government – county Services – housing Services – public services	<ul style="list-style-type: none"> <li>• Housing need assessment</li> </ul>	Broward County is the lead for the Broward County Home Consortium. The City is a member of the consortium.
<b>Broward County Homeless Initiative Partnership</b>	Services – homeless Services – health Continuum of Care	<ul style="list-style-type: none"> <li>• Homeless needs – chronically homeless</li> <li>• Homeless needs – families with children</li> <li>• Homeless needs – Veterans</li> <li>• Homeless needs – unaccompanied youth</li> <li>• Homeless strategy</li> </ul>	The Homeless Initiative Partnership is the local Continuum of Care in the region. The City consults the COC for information and initiatives of the COC.

Table 2 – Agencies, groups, organizations and others who participated in the process

**IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING**

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

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## 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?
<b>Continuum of Care</b>	Broward County	The goals of the CoC are to end homelessness in the region. The City will work with the CoC in initiatives that support this goal in the City
<b>Comprehensive Plan Land Use Element</b>	City of Plantation	The City Comprehensive Plan Land Use Element is the Economic Development Strategic Plan for the City of Plantation. The plan provides goals, objectives and policies that helped to inform the Strategic Plan.

Table 3 – Other local/regional/federal planning efforts

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## DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L))

The City of Plantation continues to work closely with Broward County on several key areas. The City is a member of the Broward County HOME Consortium which distributes federal HOME funds to member cities to develop affordable housing in the region. The City is an annual recipient of this fund. The City also works with the county through the Broward County Homeless Initiative Partnership, which is the lead in the Continuum of Care, helping homeless persons in the region.

### PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) AND 91.300(C)

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## SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING

The purpose of the citizen participation process is to actively encourage citizens, particularly low- and moderate-income households and those with special needs, to participate in the planning and development of the Consolidated Plan and the Annual Action Plan (AAP). The City of Plantation works to ensure community stakeholders and citizens have adequate opportunities to participate in this planning process.

The City’s efforts to allow for participation in the development of the Consolidated Plan and first-year Annual Action Plan include a Public Hearing and a Public Comment Review Period. Written comments could be returned to the Planning, Zoning and Economic Development Department at 401 NW 70 Terrace, Plantation, FL 33317. A summary of citizen outreach efforts is described in the following table:

## CITIZEN PARTICIPATION PROCESS/EFFORTS

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response/ Attendance</b>	<b>Summary of Comments Received</b>	<b>Summary of Comments Not Accepted and Reasons</b>
<b>Public Meeting</b>	Nontargeted/ broad community	The City of Plantation hosted a predevelopment meeting on May 26, 2020.	All comments were accepted	All comments were accepted
<b>Public Hearing</b>	Nontargeted/ broad community	The City of Plantation held a 30-day public comment period from June 21, 2020 to July 21, 2020 to review the Consolidated Plan and first year Annual Action Plan. The Plan could be downloaded and viewed from the City's website.	All comments were accepted.	All comments were accepted
<b>30-Day Public Comment Period</b>	Nontargeted/ broad community	A public hearing was held at City Council meeting on July 27, 2020 to discuss and review the Consolidated Plan and first year Annual Action Plan	All comments were accepted	All comments were accepted

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 OVERVIEW

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### NEEDS ASSESSMENT OVERVIEW

During the Consolidated Planning process, the City of Plantation identified a number of needs that grant funds will be used to address. These needs were identified through numerous methods including consultation with key stakeholders, public forums, and institutional knowledge of previous successful programs. The needs of the City fall into four (4) categories: public facilities, public improvements, public services, and economic development. Activity details for each of these categories are provided in NA-50 Non-Housing Community Development Needs.

## NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.415, 91.215 (F)

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### DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC FACILITIES

At this time, the City has identified the need to provide for essential public services to improve the quality of life for all residents. At this time, public facility improvements primarily occur in the Eastern portion of Plantation, which tends to have older facilities as these are the oldest neighborhoods in the City. This includes infrastructure investment and aesthetic improvements.

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### HOW WERE THESE NEEDS DETERMINED?

These needs were determined through meetings with various public officials and citizens, statistical analysis, consultation with the City's various redevelopment and strategic plans, and reviews of previous successes and areas of improvement in the City.

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### DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC IMPROVEMENTS

See above. At this time, the City has identified the need to provide for essential public services to improve the quality of life for all residents. At this time, public facility improvements primarily occur in the Eastern portion of Plantation, which tends to have older facilities as these are the oldest neighborhoods in the City. This includes infrastructure investment and aesthetic improvements.

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### HOW WERE THESE NEEDS DETERMINED?

These needs were determined through meetings with various public officials and citizens, statistical analysis, consultation with the City's various redevelopment and strategic plans, and reviews of previous successes and areas of improvement in the City.

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## DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC SERVICES

The City of Plantation has identified the need for public services for the special needs population, elderly and the youth. Additional program funds will be used to service the elderly and youth via programs designed by the City's Parks and Recreation Department and non-profit public service agencies. The special needs population will be served through home rehab dollars, first-time homebuyer dollars, rental/utility assistance dollars and non-profit public service agencies.

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## HOW WERE THESE NEEDS DETERMINED?

These needs were determined through meetings with various public officials and citizens, statistical analysis, consultation with the City's various redevelopment and strategic plans and reviews of previous successes and areas of improvement in the City.

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## DESCRIBE THE JURISDICTION'S NEED FOR ECONOMIC DEVELOPMENT

The City of Plantation has identified the need for economic development programs to assist small businesses within the community in the areas of attraction, retention, and expansion, particularly during recession-prone years due to COVID pandemic. The City has a need to assist current and perspective businesses with job creation, capital improvements, and other activities that will promote a vibrant economy in the city.

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## HOW WERE THESE NEEDS DETERMINED?

These needs were determined through meetings with various public officials and citizens, statistical analysis, consultation with the City's various redevelopment and strategic plans and reviews of previous successes and areas of improvement in the City.

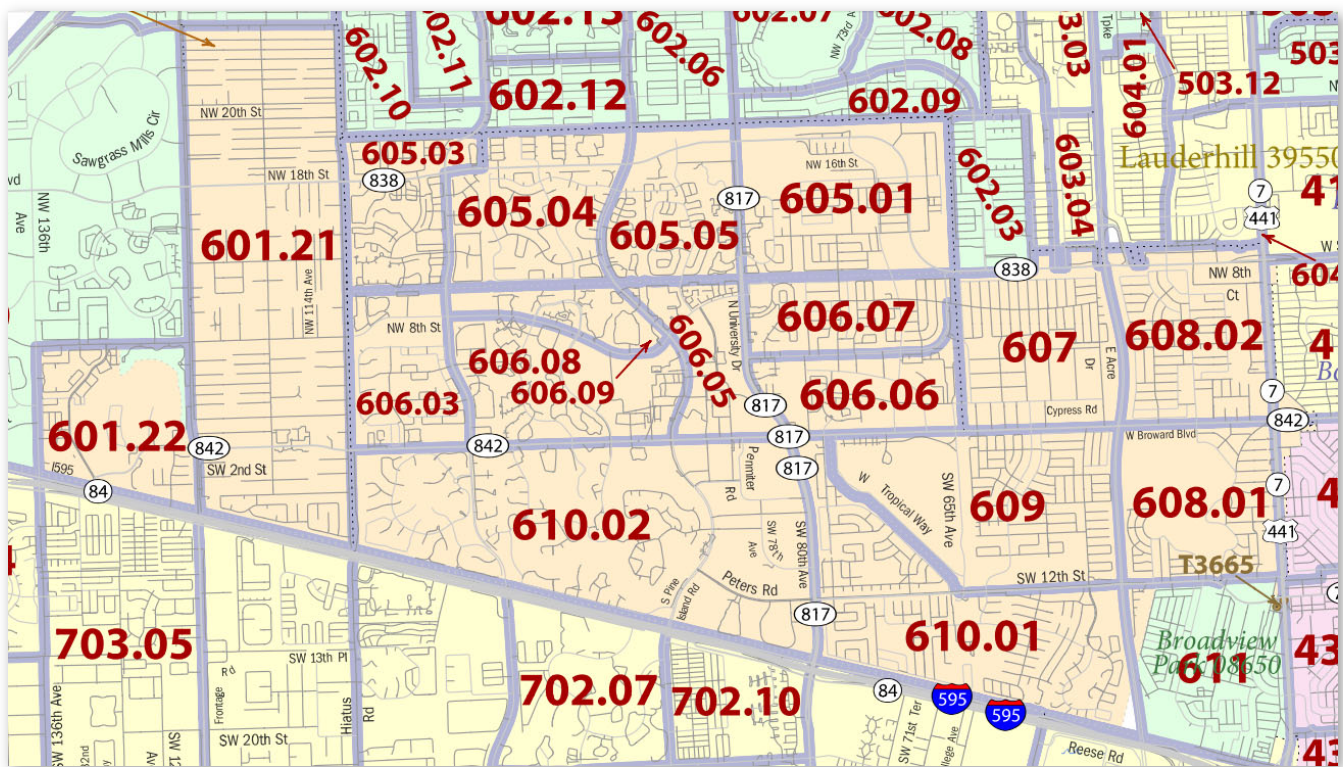
# Housing Market Analysis

## MA-05 OVERVIEW

### HOUSING MARKET ANALYSIS OVERVIEW

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

### US CENSUS MAP FOR THE CITY OF PLANTATION



## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.410, 91.210(F)

### INTRODUCTION

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

### ECONOMIC DEVELOPMENT MARKET ANALYSIS

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Share of Workers %</b>
Agriculture, Mining, Oil & Gas Extraction	31	0.1
Arts, Entertainment, Accommodations	4,516	9.3
Construction	2,905	6.0
Education & Health Care Services	10,253	21.2
Finance, Insurance, & Real Estate	4,357	9.0
Information	1,144	2.3
Manufacturing	2,105	4.3
Other Services	2,309	4.7
Professional, Scientific, Management Services	7,620	15.8
Public Administration	2,304	4.8
Retail Trade	6,270	13.0
Transportation & Warehousing	2,925	6.0
Wholesale Trade	1,507	3.1
<b>Total</b>	<b>48,246</b>	

Table 5 – Workers by Sector

Data Source: 2014-2018 ACS



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## SHARE OF WORKERS

According to the 2013-2017 ACS data presented, the major employment sectors represented within the City of Plantation are Education and Health Care Services (10,253 workers or 21.2% share), Professional, Scientific, Management Services (7,620 workers or 15.8% share), and Retail Trade (6,270 workers or 13% share).

Major employers in the City are Alorica, DHL, Motorola Solutions, TradeStation, Broward County Schools, Westside Regional Medical Center, the City of Plantation, and Magic Leap.

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## LABOR FORCE

Total Population in the Civilian Labor Force	51,035
Civilian Employed Population 16 years and over	48,246
Unemployment Rate	5.4
Unemployment Rate for Ages 16-24	7.9
Unemployment Rate for Ages 25-65	2.2

Table 6 – Labor Force

**Data Source:** 2014-2018 ACS

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## UNEMPLOYMENT

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

The first source is the US Census Bureau's American Community Survey (ACS) 5-Year Estimates. In the ACS, unemployment data is only taken annually, and the most recent data is from 2018. It is also an average of the five years included, which does not necessarily provide an accurate view of recent employment trends. However, the ACS data is available at a census tract level and can help identify any areas that have disproportionately high unemployment.

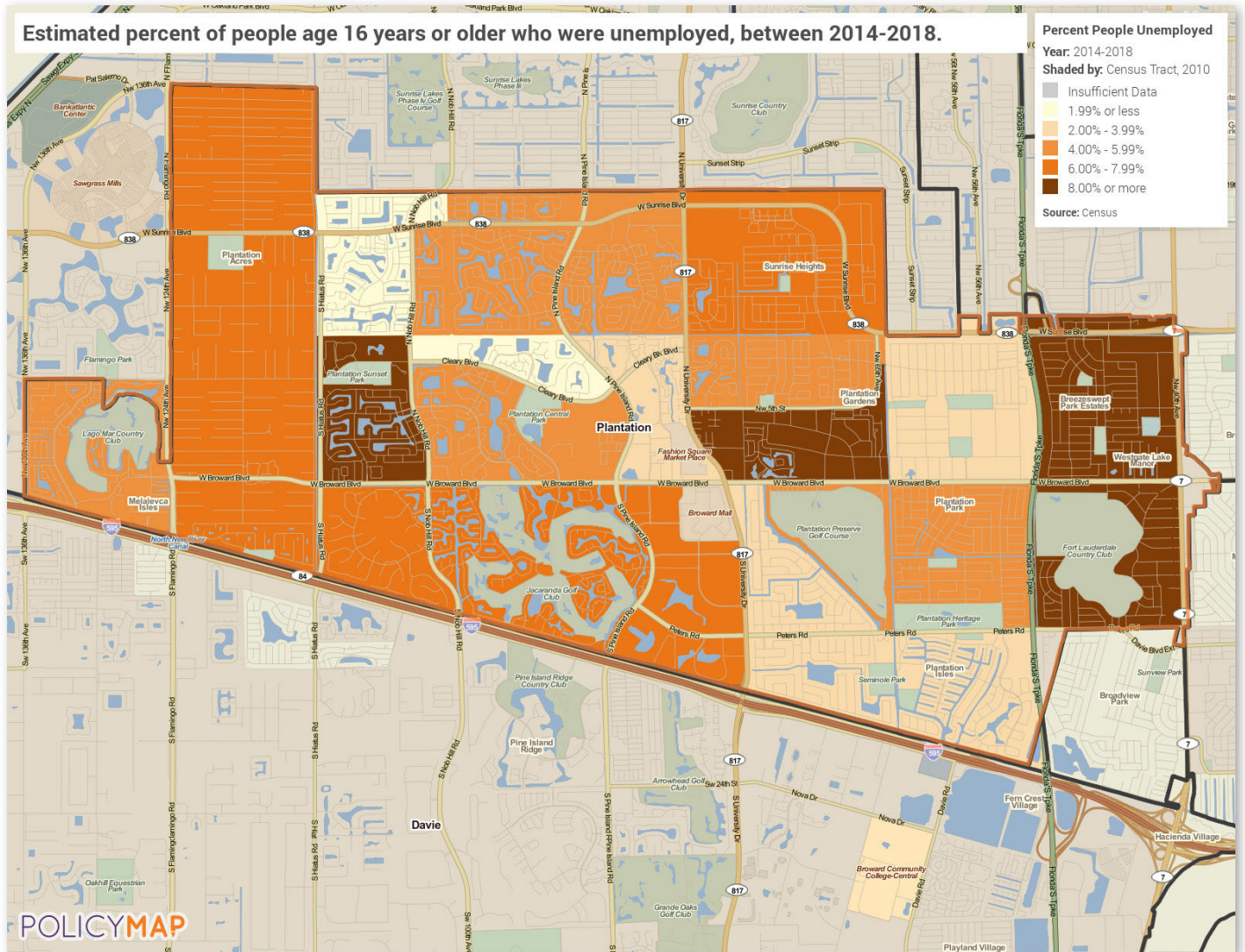
The second source is the Bureau of Labor Statistics. This measurement of unemployment is updated monthly and provides insight into any trends at the city-level. It is not available at the census tract level and therefore provides a look at employment as it relates to time, while the ACS looks at employment as it relates to space.

In the City, there is a wide variance in employment rates between different tracts. The majority of tracts in the western part of the City have the lowest unemployment rates, under 6%. There is one census tract in this area of the City, Census Tract 606.03, which has an unemployment rate of 8% or more. The

unemployment rate gets higher as you move east with the highest rates in Census Tracts 608.01 and 608.02. The unemployment rate in these census tracts is 8% or more.

Due to the COVID 19 pandemic, we anticipate that these numbers will increase over the Consolidated Plan's 5-year planning horizon.

## UNEMPLOYMENT RATES



## UNEMPLOYMENT RATE OVER TIME

Then unemployment rate in the City of Plantation has dropped significantly. In 2010, according to the Bureau of Labor Statistics the unemployment rate was 9.0%. By 2020, the rate fell to 2.7%.

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
9.0	8.5	7.1	6.3	5.0	4.6	4.2	4.2	3.5	3.6	2.7

Table 7 (1) – Unemployment Rate Over Time

Unemployment Rate: January – December 2019

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3.6	2.8	2.6	2.4	2.6	2.9	2.9	2.8	2.8	2.4	2.5	2.3

Table 7 (2) – Unemployment Rate from January 2019 to October 2019

## OCCUPATIONS BY SECTOR

Occupations by Sector	Number of People
Management, business, & financial	20,934
Natural Resources	3,384
Service	6,929
Sales and office	13,135
Construction, extraction, maintenance & repair	2,905
Production, transportation, & material moving	3,863

Table 8 – Occupations by Sector

**Data Source:** 2014-2018 ACS

In the above table, the occupations by sector is analyzed. Instead of showing which sectors are most common in the City, as the table at the beginning of this section did, this shows what type of jobs are available in each sector. For example, this table would include a manager of a fast food restaurant and the manager of a logging company in the same category (Management, Business, and Financial) while in the earlier table they would be in separate categories. Within the City, the most prominent sector is the Management, Business, and Financial sector. Nearly 41% of all jobs in the City fall into this category. The next two largest occupation sectors include between 6,929 and 13,135 workers each. They are Sales and office and Service. The remaining sectors include 3,863 workers or less which is significantly less than the top three occupation sectors in the City.

## TRAVEL TIME

Travel Time	Number	Percentage
< 10 Minutes	4,332	10%
10 – 29 Minutes	23,190	53%
30 – 59 Minutes	13,587	31%
60 or More Minutes	2,678	6%
<b>Total</b>	<b>43,787</b>	<b>100%</b>

Table 9 – Travel Time

Data Source: 2014-2018 ACS

All other things being equal, residents would rather live in the same city as their job. Relative to short commutes and long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. Residents with shorter commute times have a higher quality of life and more time to be active. In the City, long commute times are not a significant issue, as shown in the table above. The majority of workers, 63%, are commuting less than 30 minutes. However, 37% of Plantation locals are commuting more than 30 minutes. This includes the 6% that are commuting an hour or longer.

## EDUCATION

### ◆ Educational Attainment by Employment Status

Educational Attainment by Employment Status (Population 16 and Older)	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,667	83	819
High school graduate (includes equivalency)	7,749	573	2,395
Some college or Associate's degree	13,449	526	2,644
Bachelor's degree or higher	19,826	857	3,671

Table 10 – Educational Attainment by Employment Status

Data Source: 2014-2018 ACS

Educational attainment is one of the best indicators of future economic success, both in attaining a job and receiving a higher wage. However, in the City of Plantation, the unemployment rate is less than 7% based on each threshold of education attainment from the table above. Approximately 3.9% of the civilians employed have less than a high school education. Similarly, the largest population of civilians employed has a bachelor's degree or higher. One positive aspect elucidated by the Educational Attainment by Employment Status table above is that those without a high school diploma are participating in the labor force at about the same rate as those with degrees. Approximately 95% of residents without a high school diploma are in the workforce, which is equal to the workforce participation rate of 95% for those with bachelor's degrees.

◆ Educational Attainment by Age

Educational Attainment by Age	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	151	0	127	403	419
9th to 12th grade, no diploma	138	227	136	550	275
High school graduate, GED, or alternative	603	2,441	1,124	2,584	787
Some college, no degree	1,320	1,565	937	1,777	1,072
Associate's degree	61	1,744	677	1,307	65
Bachelor's degree	163	2,205	2,022	3,438	1,666
Graduate or professional degree	0	677	608	1,929	2,012

Table 11 – Educational Attainment by Age

Data Source: 2014-2018 ACS

In general, higher education is associated with older age but not always. In Plantation, more advanced degrees are generally more common in older populations. However, that is only true up until the 65 years old or older demographic. Eleven percent (11%) of residents over the age of 65 lack a high school diploma, more than any other age group, except the 18-24 years cohort.

◆ Median Earnings by Educational Attainment

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$24,530
High school graduate (includes equivalency)	\$31,269
Some college or Associate's degree	\$36,854
Bachelor's degree	\$54,628
Graduate or professional degree	\$72,492

Table 12 – Median Earnings in the Past 12 Months

Data Source: 2014-2018 ACS

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age 18 to 65 will earn approximately \$1,469,643 in their lifetime. A person with a bachelor's degree who works from age 23 to 65 will earn \$2,294,376. That added wage earned does not take into account the benefits that are often associated with higher paying jobs, like health insurance and retirement accounts. The additional income can also be used to purchase a home instead of renting, which can increase wealth substantially.

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## **BASED ON THE PREVIOUS BUSINESS ACTIVITY TABLE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?**

Based on the Workers by Sector table (Table 5), the Education and Health Care Services sector is the leading business sector within Plantation. There are 10,253 workers employed in the sector, making up 21% of workers. The second largest sector is Professional, Scientific, Management Services with 7,620 workers, or 16% of workers. The third largest sector is Retail Trade which consists of 6,270 workers (13%). The remaining sectors each provide less than 10% of jobs in the City.

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## **DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY**

Economic development activities may help to increase jobs in the area and keep employment within the City. In the 5-Year Strategic Plan, the City has a goal to invest in critical infrastructure and inclusive economic growth initiatives that develop and strengthen small businesses and support local entrepreneurs.

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## **DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.**

The City of Plantation is close to build out. Any new economic impact would come from current businesses leaving and being replaced by similar companies or redevelopment of existing sites. The City's Comprehensive Plan, Plantation Gateway Plan, Plantation Midtown Plan, and Community Redevelopment Plan highlight the following goals for the future:

- Redevelopment opportunities
- Attraction of high tech and medical industry
- Expanded fiber optic network for greater connectivity and smart infrastructure
- Enhanced multi-modal transportation, transportation hubs and rapid bus system
- Clean manufacturing

The City departments will work together to move forward on these goals.

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## **HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?**

The skills and education of the current workforce match up relatively well to employment opportunities within the City of Plantation. According to the 2014-2018 ACS data in the Educational Attainment by Employment Status table, the labor participation rate for those with higher educational attainment is about the same as those without a high school diploma or less. Approximately 95% of residents without a high school diploma are in the workforce, which is tantamount to the workforce participation rate of 95% for those with bachelor's degrees. Residents with higher educational attainment, however, earn significantly more than those with a high school diploma.

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## **DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES, AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.**

The Broward Schools technical and vocational campuses (Atlantic Vocational/Technical, Sheridan Vocational/Technical and McFatter Vocational/Technical) and the Broward Community College provide several vocational and technical training programs. The City supports the efforts of these institutions. In addition, Career Source Broward provides job placement and technical assistance for residents in search of job training and employment.

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## **DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)?**

Plantation does not participate in a Comprehensive Economic Development Strategy (CEDS) but will benefit from work in Broward County. The County CEDS report will allow the City to pull applicable information and data as needed.

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## **IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN? IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH.**

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

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## DISCUSSION

The City of Plantation has a relatively diversified economy encompassing all aspects of the regional economy. It provides workers and jobs for all facets of the business sector.

### MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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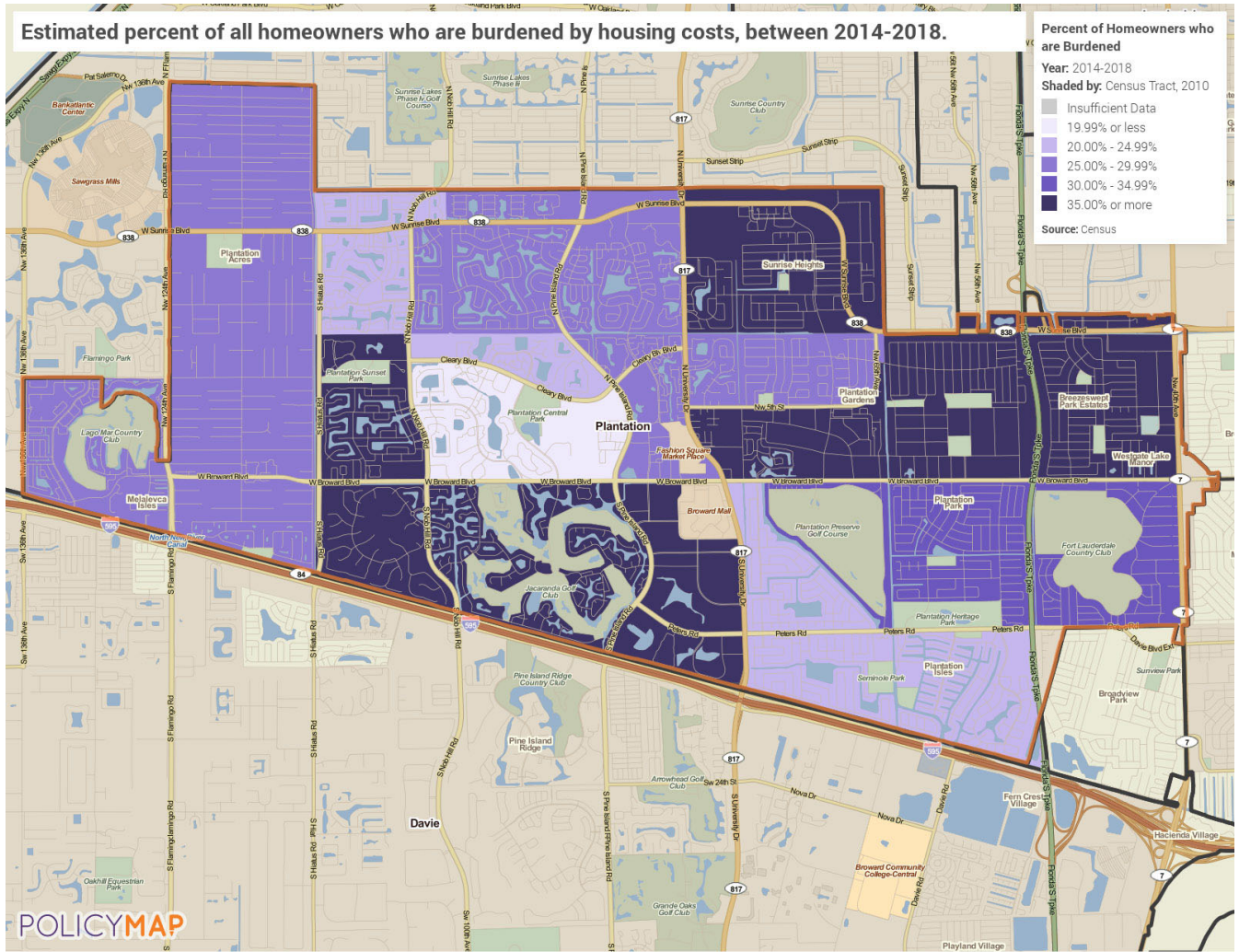
#### ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF “CONCENTRATION”)

HUD identifies four specific data points that constitute “housing problems”: cost burden, overcrowding, lack of complete plumbing facilities and lack of complete kitchen facilities. In Plantation housing problems are rare except for being cost burdened.

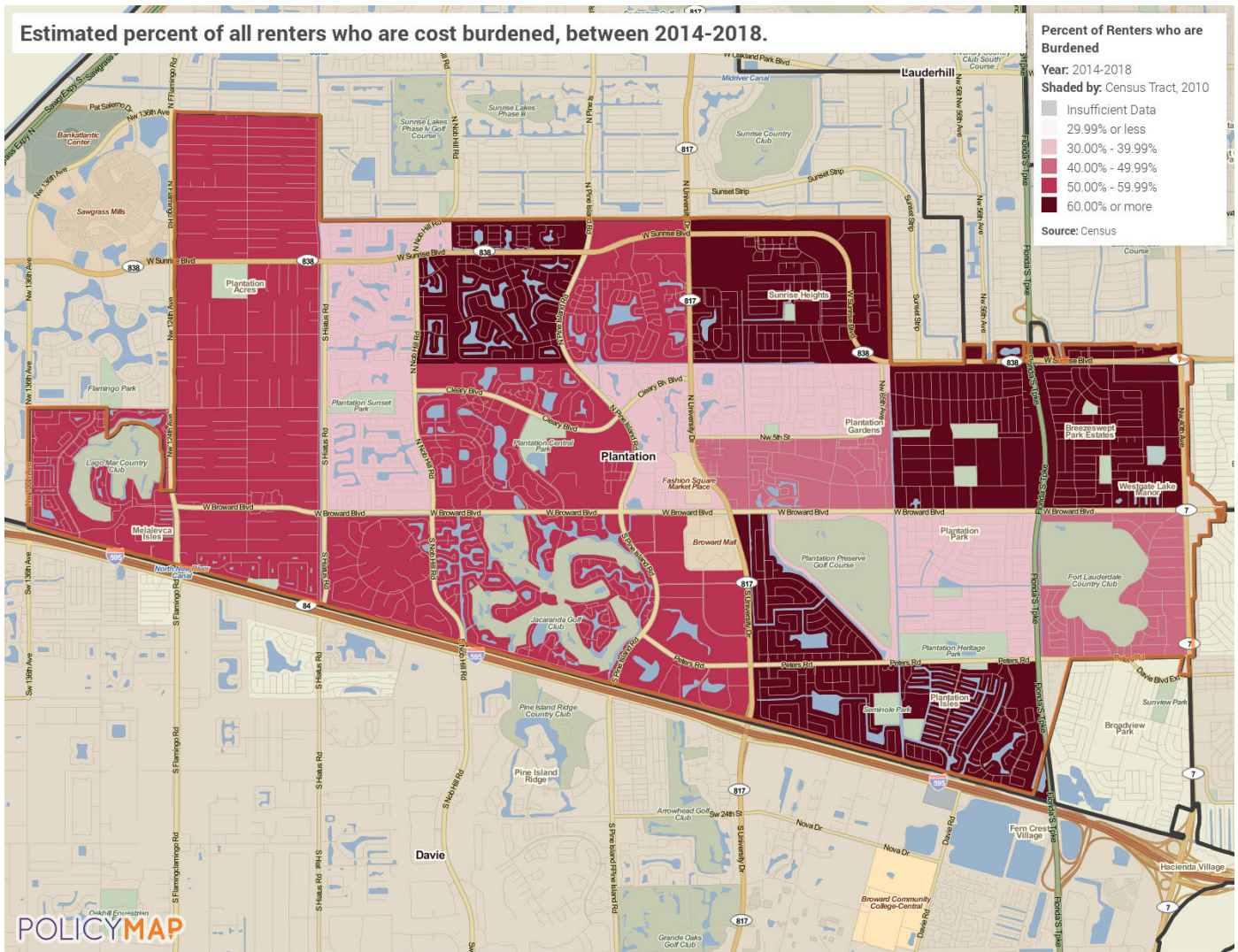
In Plantation, there are no tracts that show a concentration of multiple housing problems. However, there are three tracts that had concentrated cost burden for both renters and homeowners: Tracts 605.01, 607 and 608.02. These tracts are located in the eastern portion of the City.



◆ Homeowners Who Are Cost Burdened



◆ Renters Who Are Cost Burdened



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**ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF “CONCENTRATION”)**

The City of Plantation does not have any census tracts that qualify as low-moderate income census tracts. There are three (3) neighborhoods, however, that house a significant number of families qualifying as low-moderate income families. Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low to moderate income persons when “the area served by such activity is within the highest quartile of all areas within the jurisdictions of such city or county in terms of the degree of concentration of persons of low and moderate income.” There are no areas of racial or ethnic minority concentration.

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**WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?**

In Plantation, there are three tracts with a concentration of both cost burden and income, Tracts 605.01, 605.05 and 608.02. The housing market in this area differs noticeably from the city as a whole. The median home value is \$249,000 or less in these tracts, which is over \$50,000 less than Plantation. Homes are also slightly older in this market area.

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**ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?**

These neighborhoods include a few houses of worship. There are also a few parks. The Plantation General Hospital , Jim Ward Community Center, and multiple commercial areas are located within or adjacent to the Park East neighborhood.

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**ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?**

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

**MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS – 91.210(A)(4), 91.310(A)(2)**

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**DESCRIBE THE NEED FOR BROADBAND WIRING AND CONNECTIONS FOR HOUSEHOLDS, INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS AND NEIGHBORHOODS.**

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

Residential areas of Plantation do not have significant gaps in broadband coverage. The City has multiple options of internet providers, to include LMI areas. The average Plantation household has three (3) options for broadband-quality Internet service.

The map at the end of this section shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows three major infrastructure options within Plantation: cable, DSL, and fiber.

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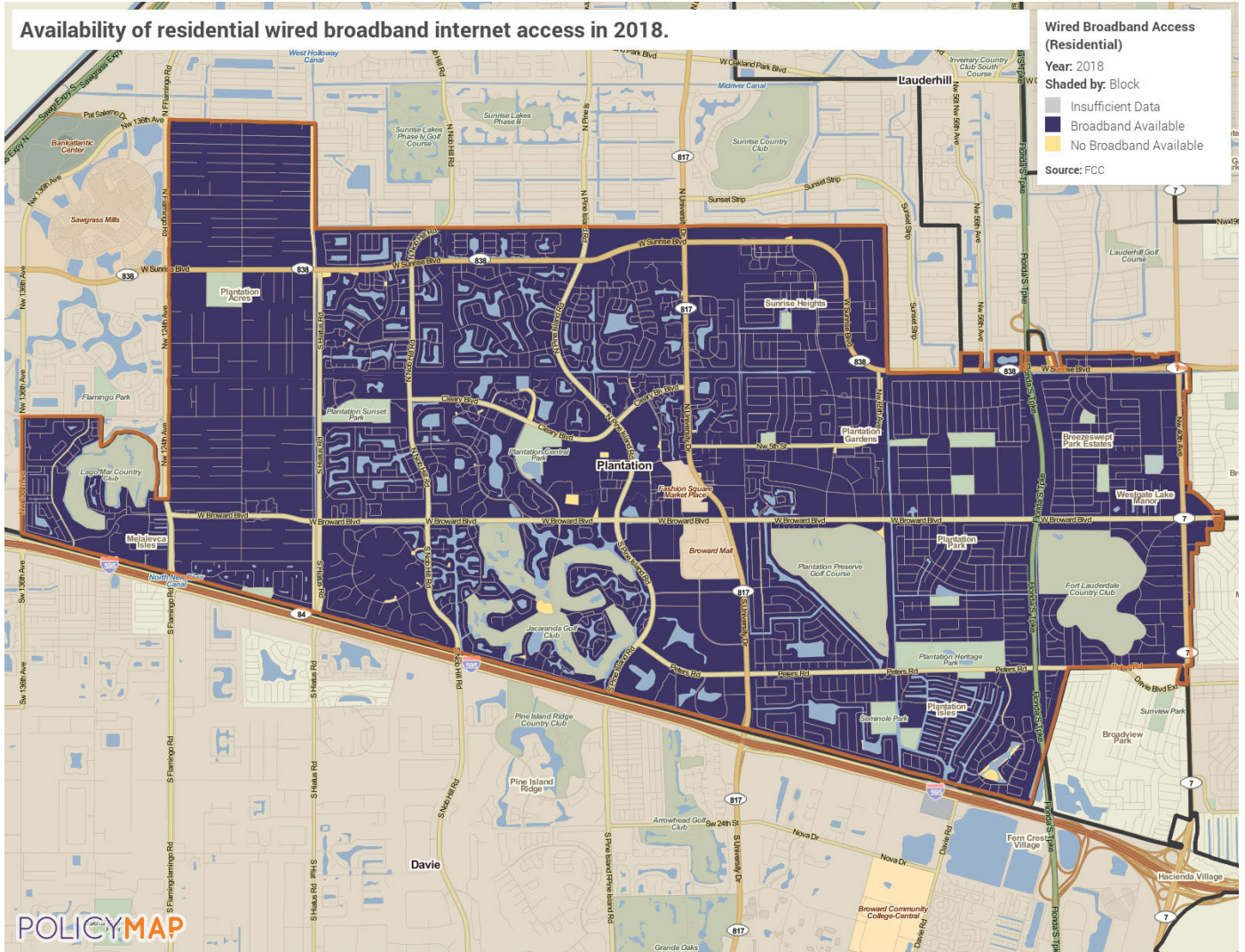
**DESCRIBE THE NEED FOR INCREASED COMPETITION BY HAVING MORE THAN ONE BROADBAND INTERNET SERVICE PROVIDER SERVE THE JURISDICTION.**

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Plantation has a total of seven (7) Internet providers offering residential service. AT&T (DSL) and Xfinity are the strongest providers in the City so far as coverage. The average Plantation household has three (3) options for broadband-quality Internet service. These providers frequently overlap around the County:

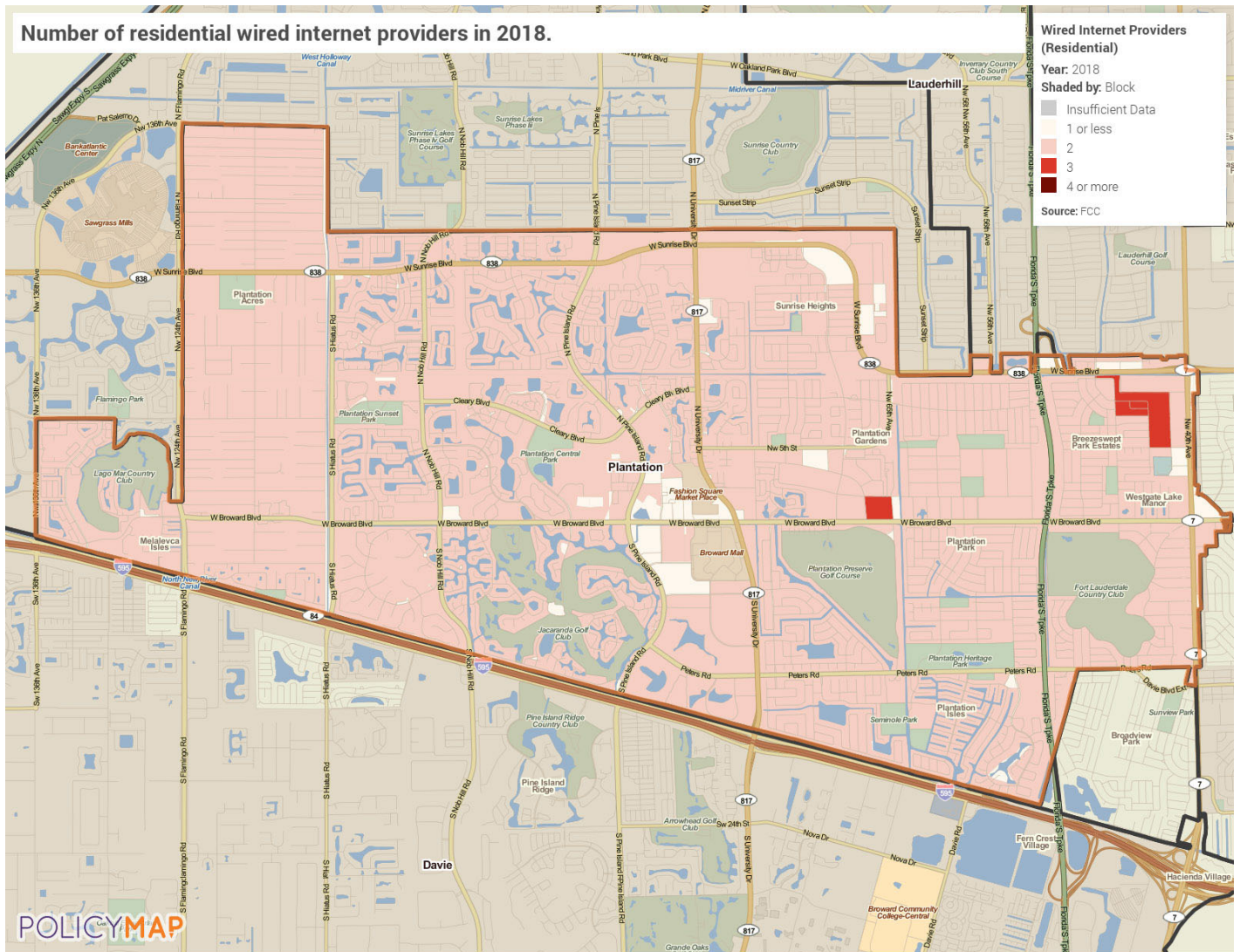
- ◆ AT&T Internet (DSL and Fiber)
- ◆ Windstream (DSL)
- ◆ Xfinity (Cable)
- ◆ Earthlink (DSL and Fiber)
- ◆ Blue Stream (Cable)
- ◆ ViaSat Internet (formerly Exede) (Satellite)
- ◆ HughesNet (Satellite)

◆ **Broadband Access**

The following map shows the number of broadband service providers by census tract. Most of the residential areas of the City have at least three options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.



◆ Highspeed Internet Providers



**DESCRIBE THE JURISDICTION’S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.**

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

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**DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS BASED ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.**

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Plantation strives to inform and prepare the general public for multi-hazard mitigation. There are online venues including the City of Plantation website and social media pages, Broward County Emergency website and social media pages and the FL VOAD website and Facebook page that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community

# Strategic Plan

## SP-05 OVERVIEW

### STRATEGIC PLAN OVERVIEW

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The Strategic Plan outlines the City of Plantation's overall vision for housing and community development and addresses the City's response to identified priority needs and targeted geographic areas over the next 5 years of the Consolidated Plan. The Plan specifically addresses how the City intends to use HUD CDBG entitlement grant funds toward furthering HUD's statutory goals of providing for suitable living environments and providing safe, decent and affordable housing especially for low- to moderate-income households and the special needs population in the City of Plantation.

Plantation's original Five Year Consolidated Strategic Plan was approved in July, 2000 for the period of October 1, 2000 to September 30, 2004. Since that time, Plantation's Consolidated Plan is now prepared with the County serving as the lead entity in the Broward County HOME Consortium. This Plan is the City's fourth Five Year Consolidated Strategic Plan.



GEOGRAPHIC AREA

Table 13 (1) – Geographic Priority Areas

<p><b>Area Name:</b></p>	<p>CRA</p>	<p>Park East Neighborhood</p>
<p><b>Area Type:</b></p>	<p>Local Target Area</p>	<p>Local Target Area</p>
<p><b>Other Target Area Description:</b></p>		
<p><b>HUD Approval Date:</b></p>		
<p><b>% of Low/ Mod:</b></p>		
<p><b>Revital Type:</b></p>	<p>Comprehensive</p>	<p>Comprehensive</p>
<p><b>Other Revital Description:</b></p>		
<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>Area adjacent to SR 7 from Sunrise Boulevard South to the southern City Boundary.</p>	<p>A residential neighborhood generally North of Broward Boulevard and South of Sunrise Boulevard and West of SR 7 and East of Florida's Turnpike.</p>
<p><b>Include specific housing and commercial characteristics of this target area</b></p>	<p>Eastern gateway to the city's older commercial buildings with some infill rental housing</p>	<p>This is generally a residential neighborhood made up of single-family homes.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>Area is commercial area adjacent to some of our lower income areas. A lot of the businesses in this district rely on the local neighborhood for customers.</p>	<p>This neighborhood has an active Homeowner's Association and is one of the City's few low to moderate income neighborhoods.</p>
<p><b>Identify the needs in this target area</b></p>	<p>Infrastructure improvements. Small business development.</p>	<p>Housing and Infrastructure Social Services</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Infrastructure improvements. Small business development.</p>	<p>Housing and Infrastructure Social Services</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of funding</p>	<p>Lack of Funding</p>

Table 13 (2) – Geographic Priority Areas

Area Name:	Lauderdale West	Plantation Point
Area Type:	Local Target Area	Local Target Area
Other Target Area Description:		
HUD Approval Date:		
% of Low/ Mod:		
Revital Type:	Comprehensive	Comprehensive
Other Revital Description:		
Identify the neighborhood boundaries for this target area.	Includes the Lauderdale West Neighborhood, a 55+ community generally North of Cleary Boulevard and South of Sunrise Boulevard, East of Pine Island Road and West of a boundary canal.	This residential neighborhood is a small triangle East of Florida's Turnpike and South of Peters Road. It consists of approximately 50 homes.
Include specific housing and commercial characteristics of this target area	This is generally a residential neighborhood made up of single-family and multi-family condominium residences.	This is a residential community consisting exclusively of single-family homes.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This neighborhood has an active Homeowner's Association and is one of the City's few low to moderate income neighborhoods.	This area recently became eligible as a low to moderate income area.
Identify the needs in this target area	Comprehensive including housing, infrastructure and social services	Comprehensive including housing, infrastructure and social services
What are the opportunities for improvement in this target area?	Comprehensive including housing, infrastructure and social services	Comprehensive including housing, infrastructure and social services
Are there barriers to improvement in this target area?	Lack of Funding	Lack of Funding

**GENERAL ALLOCATION PRIORITIES: DESCRIBE THE BASIS FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY WITHIN THE JURISDICTION.**

The City of Plantation determines project locations using HUD CDBG Low/Mod Income Summary Data (LMISD) which helps to guide the City where low/mod block group tracts are located. In addition to the HUD LMISD data, the City determines need and location of special projects based on need and demand of its residents, as well as the condition of existing resources.

**SP-25 PRIORITY NEEDS – 91.415, 91.215(A)(2)**

**PRIORITY NEEDS SUMMARY**

**1. PUBLIC SERVICES & QUALITY OF LIFE IMPROVEMENTS**

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Chronic Substance Abuse Persons with HIV/Aids Unaccompanied Youth Non-Housing Community Development
<b>Geographic Areas Affected</b>	City-Wide Low Mod
<b>Associated Goals</b>	Provide Supportive, Special Need and Community Development Services
<b>Description</b>	The City will provide for public service activities benefiting seniors, youth, special needs and victims of domestic violence.
<b>Basis for Relative Priority</b>	The City has identified vital and essential public services for LMI and the special needs population as a high priority. The senior population continues to rely on the City to provide social services to meet their needs or partner with agencies that can provide various services. Activities that serves the youth are needed and are preventive and intervention services as well as a variety of enrichment and education workshops.

## 2. PRESERVE & DEVELOP AFFORDABLE HOUSING

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate
<b>Geographic Areas Affected</b>	City-Wide Low Mod
<b>Associated Goals</b>	Preserve Existing Homeowner Housing
<b>Description</b>	The City will work towards preserving and developing affordable housing in Plantation through housing rehab and purchase assistance for low- to moderate income households.
<b>Basis for Relative Priority</b>	The age and condition of the housing stock in certain areas of the City results in a need to provide housing assistance to existing and incoming homeowners. The City of Plantation continues to insist on high quality housing development which is affordable to incoming residents, including quality maintenance of the City's existing housing stock. This objective can be achieved over the 5-Year strategic planning period through the housing rehab program and first Time Homebuyers Program.

## 3. PUBLIC FACILITIES IMPROVEMENTS

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Large Families Elderly Individuals Families with Children
<b>Geographic Areas Affected</b>	PARK EAST NEIGHBORHOOD COMMUNITY REDEVELOPMENT AREA
<b>Associated Goals</b>	Public Facilities Improvements CDBG Administration
<b>Description</b>	The Eastern portion of the City consists of its oldest neighborhoods which have older and declining facilities.
<b>Basis for Relative Priority</b>	The age and condition of infrastructure.

**4. SMALL BUSINESS DEVELOPMENT**

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Large Families Elderly Individuals Families with Children
<b>Geographic Areas Affected</b>	CRA / GATEWAY DISTRICT PARK EAST NEIGHBORHOOD COMMUNITY REDEVELOPMENT AREA
<b>Associated Goals</b>	Economic Development Social Services
<b>Description</b>	The City will work towards providing small business loans.
<b>Basis for Relative Priority</b>	Address slum and blight in CRA/Gateway District.

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**NARRATIVE**

As funds are limited, the City will direct funds towards highest identified needs in the City in low/mod areas. The City of Plantation has identified four priority needs where it will target CDBG funds in the next 5 years of the Consolidated Plan:

1. Public Services & Quality of Life Improvements
2. Public Facilities Improvements
3. Preserve & Develop Affordable Housing
4. Small Business Development

**INTRODUCTION**

The annual allocation for the City of Plantation for its CDBG program is \$542,297. As a recipient of HUD Entitlement CDBG funds, the City intends to allocate funding according to priority need. The City proposes to use CDBG funds for public service, owner occupied rehabilitation assistance, purchase assistance, small business development, and administration. These funds are reflected in the table below. In addition to CDBG, the City anticipates receiving State Housing Initiative Partnership (SHIP) funds and Home Investment Partnership (HOME) funds through Broward County Consortium. These are explained in the additional resource narrative below in this section.

**ANTICIPATED RESOURCES**

<b>Program</b>	<b>CDBG</b>
<b>Source of Funds</b>	Public - Federal
<b>Uses of Funds</b>	Admin and Planning Housing Public Services Econ Dev Public Infrastructure
<b>Expected Amount Available Year 1:</b>	
Annual Allocation	\$542,297
Program Income	\$0
Prior Year Resources	\$0
Total	\$542,297
<b>Expected Amount Available Remainder of Consolidated Plan</b>	
<b>Narrative Description</b>	The expected amount available remainder of the Consolidated Plan is 4 more years of the annual allocation

Table 15 - Anticipated Resources

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**EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED**

The City of Plantation has additional resources that help to address its priority needs. As a member of the Broward County HOME Consortium the City receives HOME funds annually. Florida Housing administers the State Housing Initiatives Partnership program. The City currently receives SHIP funds annually. The activities recommended in each Annual Action Plan may vary, however, affordable housing will remain a priority for the City of Plantation and Home Rehabilitation will be a key activity across all funding sources.

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**IF APPROPRIATE, DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE STATE THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN**

City-owned Community Centers and parks.

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**DISCUSSION**

HOME funds are utilized to leverage hundreds of thousands of dollars for purchase assistance. CDBG funds are leveraged for non-profit, municipal, state and federal funds.

**SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.415, 91.215(K)**

**EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS CONSOLIDATED PLAN INCLUDING PRIVATE INDUSTRY, NON-PROFIT ORGANIZATIONS, AND PUBLIC INSTITUTIONS.**

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Plantation	Government	Economic Development Ownership Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Broward County	Government	Homelessness Public Housing Rental	Other
Broward County Housing Authority	PHA	Public Housing Rental	Other
Broward County Homeless Initiative Partnership	Continuum of care	Homelessness	Other

Table 16 - Institutional Delivery Structure

**ASSESS OF STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM**

The Planning, Zoning and Economic Development Department is responsible for the administration of the Community Development Block Grant (CDBG) as well as Home Investment Partnership (HOME) Programs through the Broward County HOME Consortium. The City of Plantation is a member of the Broward County Continuum of Care (CoC).

Most public service activities are carried out by private agencies specializing in the particular service needed.

The City’s Housing programs will continue to be administered in-house by City staff and consultants. Internal City staff, committees, and Boards will review and recommend activities to be carried out under the Consolidated Plan. Additional input will be sought from outside agencies for the formulation of unmet needs and activities to address them. The City’s Service Delivery System is largely conducted by City staff and consultants. Public Service are provided by the City’s grant funds and carried out by local public services agencies and non-profit agencies specializing in the particular service needed. Coordination is strong; however, funding is weak.



## AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

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

Table 17 - Homeless Prevention Services Summary

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**DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)**

The City of Plantation coordinates with the Broward County Homeless Initiative Partnership (HIP) for the delivery of services that address homelessness in the City. HIP is the lead agency for the Broward County Homeless Continuum of Care (CoC) Board as well as the Homeless Management Information System (HMIS). HIP serves as the County's focal point for planning and coordinating services for homeless families and individuals. HIP serves as staff to the Continuum of Care (CoC) Board, and communicates directly with the Board to address the homeless needs in the County. The City of Plantation Police Department also employs several Police Officers who are specifically trained in homeless outreach support services.

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**DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE**

A strength in service delivery is the number of local service providers and agencies County-wide dedicated to ending homelessness. These members are listed on the Broward County Homeless Initiative Partnership website. Local providers and the Stakeholders Council meet monthly to discuss the homeless needs and initiatives in the County. Coordination includes countywide homeless prevention initiatives and the Point-in-Time homeless count reports.

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**PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM FOR CARRYING OUT A STRATEGY TO ADDRESS PRIORITY NEEDS**

Funding is limited for addressing homelessness in Plantation. In recent years, the City of Plantation has generally had a relatively small homeless population in the County. Even though there are very few homeless persons in Plantation relative to other cities in the Consortium, the City will continue to reach out to the Broward County Homeless Initiative Partnership for homeless prevention activities and participate in the Point-in-Time homeless count reports.

**SP-45 GOALS – 91.415, 91.215(A)(4)**

**GOALS SUMMARY INFORMATION**

Sort Order	Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Minor Home Repair	Affordable Housing	City Wide Low-Mod CRA	Affordable Housing	CDBG: \$1,009,000	Homeowner Housing Rehabilitated: 20 Household Units
2	Down Payment Assistance	Affordable Housing	City Wide Low-Mod CRA	Affordable Housing	CDBG: \$400,000	Housing Purchase Assisted: 8 Household Units
3	Public Services	Non-Homeless Special Needs	City Wide Low-Mod	Public Services	CDBG: \$406,500	Public Service Activities other than Low/Moderate Income Housing Benefit: 3000+ Persons Assisted
4	CDBG Admin	Affordable Housing Non-Homeless Special Needs Community Development Public Housing Homeless	City Wide Low-Mod CRA	Affordable Housing Public Services Public Facilities Admin	CDBG: \$542,000	Other: 1 Other
5	Small Business Develop.	Economic Development	City Wide Low-Mod CRA	Community Develop.	CDBG \$100,000	Assist 5 businesses
6	Rental/Utility Assistance	Homeless Prevention	City Wide Low-Mod	Affordable Housing	CDBG \$252,494	Assist 50 households

Table 18 – Goals Summary  
Start Year: 2020; End Year: 2024

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## GOAL DESCRIPTIONS

1	<b>Goal Name</b>	Owner Occupied Minor Home Repair
	<b>Goal Description</b>	Zero interest forgivable loans to assist owners with minor home repair
2	<b>Goal Name</b>	Down Payment Assistance
	<b>Goal Description</b>	Zero interest forgivable loans to assist prospective home owners with down payment assistance
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Supportive services for low- to moderate-income households and the special needs population
4	<b>Goal Name</b>	CDBG Administration
	<b>Goal Description</b>	Overall administration of the CDBG Program
5	<b>Goal Name</b>	Small Business Loans
	<b>Goal Description</b>	Economic Development
5	<b>Goal Name</b>	Rental/Utility Assistance
	<b>Goal Description</b>	Homeless Prevention Rapid Rehousing

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## ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2)

The City estimates that it will assist approximately 28 homeowners over the course of the Consolidated Plan period. Of these, approximately six (6) will be very low income, twelve (12) will be low income and ten (10) will be moderate income.

**SP-65 LEAD-BASED PAINT HAZARDS – 91.415, 91.215(I)**

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**ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS**

The Department will continue to provide lead-based paint assessments and abatement on properties identified and containing hazards. A lead-based paint review of all properties constructed prior to 1978 is conducted prior to providing assistance. The City will also provide lead-based paint education during mandatory workshops for all clients assisted with CDBG funds under the Owner-Occupied Minor Home Repair program.

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**HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?**

See above. It is the policy of the City to provide a lead-based paint review of all properties constructed prior to 1978. This is conducted prior to providing assistance through the CDBG Owner-Occupied Minor Home Repair program. The City will also provide lead-based paint education during mandatory workshops for all clients assisted with CDBG funds in the rehab program.

**SP-70 ANTI-POVERTY STRATEGY – 91.415, 91.215(J)**

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**JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES**

The City of Plantation will continue to dedicate a majority of its federal and state funding to affordable housing strategies and coordinate with the Broward Coalition for the Homeless and Broward County agencies to support additional programs to limit poverty among the residents of Plantation. Housing counseling, debt management, credit repair, as well as other social services are provided through various partners available to assist residents in financial crisis.

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**HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN**

The City has created two goals to address identified priority needs that work to reduce poverty in the City. These goals are: to provide essential supportive services to low- and moderate-income households and the special needs population in order to improve their quality of life, and to preserve the existing homeowner housing in the City.

**SP-80 MONITORING – 91.230**

**DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS**

The City of Plantation's CDBG program is subject to monitoring by the US Department of Housing and Urban Development as well as Broward County Housing Finance and Community Development Department. The City of Plantation uses HUD's monitoring guide as a standard for implementing and monitoring the Housing programs. The City accomplishes its monitoring standard by performing ongoing program reviews, on-site monitoring and financial reviews. These reviews include but are not limited to the monitoring of actual performance versus proposed performance, ensure that proper paperwork and documentation are retained, ensure timely use of funds, review of client files for eligibility and continuous review of request for reimbursement packages. In addition, the City ensures that all applicable regulation and policies from various Federal and State agencies such as labor standards, environmental standards and fair housing, as applicable to the programs, are incorporated in the monitoring of the Housing programs. The City also monitors timeliness of expenditures of program funds as well as to ensure that accurate information is reported in the IDIS system. The City has consistently met timeliness standards for expenditure of funds and, through monitoring, has been able to reprogram funds where needs are greatest.

Additional monitoring procedures and standards are outlined in sub-recipient funding agreements. These monitoring standards and procedures include a timetable/schedule for projects, specific work tasks, a start-up date and a completion date. Subrecipients are also required to submit Monthly Progress Reports, chronologically detailing the steps taken to meet the quantifiable objectives enumerated. Monthly Progress Reports are intended to provide an update on a sub-recipient's progress in meeting agreed upon objectives; they should include federally mandated reporting information.

The City also monitors its sub-recipient Parks and Recreation Department regarding their programs and activities. Through desk audits, and site visits as applicable, Department staff reviews the back-up documentation provided by the Parks and Recreation Department to ensure compliance is being met.



Plantation  
the grass is greener®

# *City of Plantation*



## **Annual Action Plan City Fiscal Year 2020 HUD Program Year 2021**

July 2020

Prepared by the City of Plantation  
Planning, Zoning and Economic Development Department

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# Executive Summary

AP-05: EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220(B)

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## INTRODUCTION

The Fiscal Year 2020 Draft Annual Action Plan (Action Plan) represents the first year of the City's Consolidated Plan for the Fiscal Years 2020 – 2024. This Annual Action Plan encapsulates actions planned for the first year of the Fiscal Years 2020 – 2024 Consolidated Plan. The Action Plan is the City of Plantation's application for U.S. Department of Housing and Urban Development (HUD) entitlement grants and identifies the proposed programs and projects to be funded during the City's Fiscal Year (FY) 2021. The entitlement grant that is covered in the Action Plan is the Community Development Block Grant (CDBG). The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of

economic opportunity, and suitable housing. Funds are intended to serve low and moderate-income residents and areas.

The Action Plan has been prepared by the City's Planning, Zoning and Economic Development Department in partnership with Broward County. The Annual Action plan identifies how the City of Plantation, working in collaboration with the Broward County Community Development Division, proposes to utilize CDBG and HOME funds in the upcoming fiscal year to address its community development, housing, and public services goals and priorities as described in the Consolidated Plan. The plan also outlines other projects and programs that leverage these funds.

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## CONSOLIDATED PLAN GOALS

It is important to note that the Consolidated Plan sets goals and strategies to be achieved over the FY 2020 – 2024 period and identifies a list of funding priorities. The FY 2020 – 2024 Consolidated Plan Goals represent high priority needs for the City of Plantation and serve as the basis for FY 2020 – 2021 programs and activities identified in the Action Plan. The Consolidated Plan goals are listed below in no particular order:

- ◆ Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
- ◆ Enhance the City's economic stability by investing in inclusive economic growth

- initiatives that develop and strengthen small businesses and support local entrepreneurs.
- ◆ Foster individual and household resiliency by investing in employment and workforce development programs and improving access to job opportunities.
- ◆ Support the development of vibrant, equitable, and adaptable neighborhoods by investing in public facilities and critical infrastructure.
- ◆ Assist individuals and families to gain stable housing after experiencing homelessness or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
- ◆ Invest in community services that promote equity and serve vulnerable populations.

# Expected Resources

AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C)(1,2)

## INTRODUCTION

The annual allocation for the City of Plantation for its CDBG program is \$542,297. As a recipient of HUD Entitlement CDBG funds, the City intends to allocate funding according to priority need. The City proposes to use CDBG funds for public service, rental/utility assistance, small business assistance, and administration. These funds are reflected in the table below. In addition to CDBG, the City anticipates receiving State Housing Initiative Partnership (SHIP) funds and Home Investment Partnership (HOME) funds through Broward County Consortium. These are explained in the additional resource narrative below in this section.

## ANTICIPATED RESOURCES

<b>Program</b>	CDBG
<b>Source of Funds</b>	Public - Federal
<b>Uses of Funds</b>	Admin and Planning Housing Public Services Econ Dev Public Infrastructure
<b>Expected Amount Available Year 1:</b>	
Annual Allocation	\$542,297
Program Income	\$0
Prior Year Resources	\$0
<b>Total</b>	<b>\$542,297</b>
<b>Expected Amount Available Remainder of Consolidated Plan</b>	\$2,169,188
<b>Narrative Description</b>	The expected amount available remainder of the Consolidated Plan is 4 more years of the annual allocation

Table 15 - Anticipated Resources

## EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED

The City of Plantation has additional resources that help to address its priority needs. As a member of the Broward County HOME Consortium, the City receives HOME funds annually. Through the Florida State Housing Initiatives Partnership, program it is a recipient of SHIP funds. The activities recommended in each Annual Action Plan may vary, however, affordable housing will remain a priority for the City of Plantation and home rehabilitation will be a key activity across all funding sources.

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**IF APPROPRIATE, DESCRIBE PUBLICLY OWNED LAND OR PROPERTY  
LOCATED WITHIN THE STATE THAT MAY BE USED TO ADDRESS THE  
NEEDS IDENTIFIED IN THE PLAN**

City-owned Community centers and parks.

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**DISCUSSION**

HOME funds are utilized to leverage hundreds of thousands of dollars for purchase assistance. CDBG funds are leveraged for non-profit, municipal, state and federal funds.

# Goals & Objectives

AP-20 ANNUAL GOALS AND OBJECTIVES – 91.420, 91.220(C)(3)&(E)

## GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Minor Home Repair	Affordable Housing	City Wide Low-Mod CRA	Affordable Housing	CDBG: \$1,009,000	Homeowner Housing Rehabilitated: 25 Household Units
2	Down Payment Assistance	Affordable Housing	City Wide Low-Mod CRA	Affordable Housing	CDBG: \$400,000	Housing Purchase Assisted: 10 Household Units
3	Public Services	Non-Homeless Special Needs	City Wide Low-Mod	Public Services	CDBG: \$406,500	Public Service Activities other than Low/Moderate Income Housing Benefit: 3000+ Persons Assisted
4	CDBG Admin	Affordable Housing Non-Homeless Special Needs Community Development Public Housing Homeless	City Wide Low-Mod CRA	Affordable Housing Public Services Public Facilities Admin	CDBG: \$542,000	Other: 1 Other
5	Small Business Develop.	Economic Development	City Wide Low-Mod CRA	Community Develop.	CDBG \$100,000	Assist 5 businesses
6	Rental/Utility Assistance	Homeless Prevention	City Wide Low-Mod	Affordable Housing	CDBG \$252,494	Assist 50 households

Table 18 – Goals Summary  
Start Year: 2020; End Year: 2024

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## GOAL DESCRIPTIONS

1	<b>Goal Name</b>	Owner Occupied Minor Home Repair
	<b>Goal Description</b>	Zero interest forgivable loans to assist owners with minor home repair
2	<b>Goal Name</b>	Down Payment Assistance
	<b>Goal Description</b>	Zero interest forgivable loans to assist prospective home owners with down payment assistance
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Supportive services for low- to moderate-income households and the special needs population
4	<b>Goal Name</b>	CDBG Administration
	<b>Goal Description</b>	Overall administration of the CDBG Program
5	<b>Goal Name</b>	Small Business Loans
	<b>Goal Description</b>	Economic Development
6	<b>Goal Name</b>	Rental/Utility Assistance
	<b>Goal Description</b>	Homeless Prevention Rental Rehousing

# Project Summary

AP-35 PROJECTS – 91.420, 91.220(D)

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## INTRODUCTION

The projects in this Action Plan work towards the HUD’s statutory goals to provide suitable living environment, provide decent housing, and expand economic opportunities in particular for very low, low and moderate-income persons. The projects in this annual action plan work towards HUD’s goals and the identified priority needs of the City and its residents.

#	Project Name
1	Rental/Utility Assistance
2	Small Business Assistance
3	Women in Distress of Broward County
4	South Florida Institute on Aging
5	211 Broward
6	Senior Aerobics
7	ARC Broward
8	Rebuilding Together Broward
9	Kids in Distress
10	CDBG Program Administration

Table 21 - Project Information

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## DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

The main focus of the City of Plantation is maintaining affordable housing and public services to all low-moderate income residents of Plantation, including those with special needs. The City is also focusing on providing relief for those resident and small businesses that have been affected financially by the COVID-19 pandemic.

The major obstacle is funding, or lack thereof. Both federal and state allocations fluctuate from year to year, making planning for the future and meeting the needs of the underserved difficult.

## AP-38 PROJECT SUMMARY

### PROJECT SUMMARY INFORMATION

#### PROJECT 1: RENTAL/UTILITY ASSISTANCE

<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Assist individuals and families to gain stable housing after experiencing homeless or a housing crisis by providing appropriate housing and service solutions grounded in best practices.
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	CDBG: \$252,494
<b>Description</b>	Provide up to three months of rental assistance/utility assistance to low and moderate income renters experiencing financial hardships.
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 renters
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Rental/utility assistance

#### PROJECT 2: SMALL BUSINESS LOAN ASSISTANCE

<b>Target Area</b>	Citywide, CRA
<b>Goals Supported</b>	Inclusive economic growth initiatives and entrepreneurship support
<b>Needs Addressed</b>	Economic Development
<b>Funding</b>	CDBG: \$100,000
<b>Description</b>	Loan assistance
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 small businesses/micro-enterprises
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Provide loans/grants to small businesses and micro-enterprises to create and retain jobs for the community by stabilizing weakened businesses, encouraging business owners to re-open or expand, and attracting entrepreneurs for growth potential.

**PROJECT 3: WOMEN IN DISTRESS**

<b>Target Area</b>	Low-Mod Areas
<b>Goals Supported</b>	Invest in community services that promote equity and serve vulnerable populations.
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG: \$25,000
<b>Description</b>	Counseling and provision of emergency shelter for victims of domestic violence.
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 victims of domestic violence
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Funding will be made available to Women in Distress of Broward County Inc to partially fund the salary of a counselor. The counselor will be responsible for assisting in providing emergency shelter, individual and/or group counseling, referrals, respite care and fielding phone calls to the domestic hotline from Plantation victims of domestic violence.

**PROJECT 4: SOUTH FLORIDA INSTITUTE ON AGING**

<b>Target Area</b>	Low-Mod Areas
<b>Goals Supported</b>	Invest in community services that promote equity and serve vulnerable populations.
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG: \$12,000
<b>Description</b>	Assistance to seniors requiring help with day to day life tasks.
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 elderly and disabled adults
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Funding will be made available to Impact Broward to cover a minimal stipend for volunteer services by and for senior Plantation residents. Senior volunteers assist senior Plantation residents with day to day tasks they would not normally be able to undertake without assistance.



**PROJECT 5: 211 BROWARD –FIRST CALL FOR HELP**

<b>Target Area</b>	Low-Mod Areas
<b>Goals Supported</b>	Invest in community services that promote equity and serve vulnerable populations.
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG: \$15,000
<b>Description</b>	Provision of referral services to those in need of various types of assistance, such as shelter, substance abuse, depression counseling, and job skills training.
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,100 persons seeking any number of public services
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Funding will be made available to 211 Broward which provides referral services to all public service agencies throughout the County. This service will allow for continued referrals for Plantation residents to all County public services available.

**PROJECT 6: SENIOR AEROBICS**

<b>Target Area</b>	Low-Mod Areas
<b>Goals Supported</b>	Invest in community services that promote equity and serve vulnerable populations.
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG: \$7,000
<b>Description</b>	Provision of exercise and physical conditioning classes for seniors.
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 elderly persons
<b>Location Description</b>	PARK EAST NEIGHBORHOOD
<b>Planned Activities</b>	Funding will be made available to undertake a program to help Seniors with their mobility. The program will be set up with coordination through the City’s Parks and Recreation Department. Funding will be used to pay for the trainer services along with a minimal amount of equipment. Classes for this program will be held at the City’s Jim Ward Community Center.

### PROJECT 7: ARC BROWARD

<b>Target Area</b>	Low-Mod Areas
<b>Goals Supported</b>	Invest in community services that promote equity and serve vulnerable populations.
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG: \$4,844
<b>Description</b>	Provision of healthcare services for aging individuals with developmental disabilities.
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The funding will assist 6 adults with developmental disabilities who reside in a group home in Plantation.
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Funding 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.

### PROJECT 8: BUILDING TOGETHER BROWARD COUNTY

<b>Target Area</b>	Low-Mod Areas
<b>Goals Supported</b>	Increase and preserve affordable rental and homeowner housing to improve access to housing opportunities that reflect community needs, including but not limited to, opportunities in close proximity to transit, employment, and community services.
<b>Needs Addressed</b>	Supply of Affordable Housing
<b>Funding</b>	CDBG: \$10,000
<b>Description</b>	Provision of critical home repairs and improvements to enable the independent living of elderly, veteran, and disabled homeowners.
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The funding will assist 2 households
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Funding will be made available to improve the existing low-income housing stock by providing critical home repairs and improvements to enable the independent living of elderly, veteran, and disabled homeowners.

### PROJECT 9: KIDS IN DISTRESS

<b>Target Area</b>	Low-Mod Areas
<b>Goals Supported</b>	Invest in community services that promote equity and serve vulnerable populations.
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG: \$7,500
<b>Description</b>	Provision of crises and supportive counseling for families with kids.
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 at risk youth
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Funding will be made available to assist in the stabilization of families through crisis and supportive counseling and through assistance to the family by connecting them with resources to meet their basic needs.

### PROJECT 10: CDBG ADMINISTRATION

<b>Target Area</b>	Low-Mod Areas
<b>Goals Supported</b>	Community development, housing, and public services goals and priorities
<b>Needs Addressed</b>	Economic Development Public Infrastructure Public Services Affordable Housing
<b>Funding</b>	CDBG: \$108,459
<b>Description</b>	Overall Administration of CDBG Funds
<b>Target date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Providing for the overall administration of the CDBG program. Costs include staff and related expenses required for overall program management, coordination, monitoring, reporting and evaluation.

# Geographic Distribution

## AP-50 GEOGRAPHIC DISTRIBUTION – 91.420, 91.220(F)

### DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED

CDBG programming funds are available throughout the City; however, funds must be targeted towards low/mod tracts or eligible low- and moderate-income individuals and households, or special needs groups. The City has identified eligible project locations as low/mod census block group tracts.

### GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
City Wide Low-Mod	100

Table 22 - Geographic Distribution

### RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

The City of Plantation determines project locations using HUD CDBG Low/Mod Income Summary Data (LMISD) which helps to guide the City where low/mod block group tracts are located. In addition to the HUD LMISD data, the City determines need and location of special projects based on need and demand of its residents, as well as the condition of existing resources. See map Low/Mod Block Group Tracts attached in SP-10 for low-moderate income areas that will be utilized to plan for eligible activities and services throughout the City.

### DISCUSSION

N/A

## AP-85 OTHER ACTIONS – 91.420, 91.220(K)

### INTRODUCTION

Throughout the year, City staff participate in several community events, outreach efforts, educational workshops, public service announcements, and invitational guest speaking opportunities at various communities, boards, organizations, non-profits, and for-profits to assess the needs of the community and share information with the residents of Plantation as to the availability of funds.

Several members of City staff are members of various boards, committees, and sub-committees at which county-wide coordination is reached on issues pertaining to planning, transportation, housing, community development, and neighborhood revitalization.

---

## **ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS**

The City's Planning, Zoning and Economic Development Department is available at all times to address the needs of the residents. Direct and/or indirect service delivery is coordinated through the City's staff. Staff has access to both internal and external programs and agencies which may be required to assist underserved needs.

---

## **ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING**

The City has a Comprehensive Plan Future Land Use Element and Housing Element which lays out the City's plans to foster and maintain affordable housing, ensure future housing needs are met and development is in coordination with the City's Comprehensive and Consolidated Plans.

The City participates in local Homebuyer and Foreclosure Prevention workshops and seminars to further assist those in need.

---

## **ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS**

The Planning, Zoning and Economic Development Department will continue to provide lead-based paint assessments and abatement on properties identified and containing hazards. A lead-based paint review of all properties constructed prior to 1978 is conducted prior to providing assistance. The City will also provide lead-based paint education during mandatory workshops for all clients assisted with CDBG funds under the Owner-Occupied Minor Home Repair program.

---

## **ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES**

The City will continue to dedicate a majority of its federal and state funding to affordable housing strategies and coordinate with the Broward Coalition for the Homeless and Broward County agencies to support additional programs to limit poverty among the residents of Plantation. Housing counseling, debt management, credit repair, as well as other social services are provided through various partners available to assist residents in financial crisis.

---

## ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE

The City's Planning, Zoning and Economic Development Department programs will continue to be administered via outside consultant agreements. Internal City staff, committees, and Boards will review and recommend activities to be carried out under the Consolidated Plan. Additional input will be sought from outside agencies for the formulation of unmet needs and activities to address them. The City's Service Delivery System is largely conducted via outside consultants. Public Services are provided by the City's grant funds, local public services agencies, and non-profit agencies. Coordination is strong; however, funding is weak.

---

## ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

The City of Plantation participates in County/City Committees created to coordinate public, private and community-based efforts to expand affordable housing and economic development initiatives through research and program development activities that support community development joint ventures between the private and public sectors. To further the cause for affordable housing, the City will determine the following actions:

- ◆ Continue to support the efforts of the City to develop recommendations regarding land use revisions/changes that would provide development incentives for the expansion of affordable rental/owner occupied housing.
- ◆ Continue the implementation of the State Housing Incentive Partnership (SHIP) Program to promote and diversify available financing and inducement incentives to expand the affordable housing stock in the City of Plantation.
- ◆ The City of Plantation Planning, Zoning and Economic Development Department will identify publicly owned land/buildings that can be developed for affordable housing initiatives.

---

## DISCUSSION

The City's Planning, Zoning and Economic Development Department will act as the primary entity responsible for the coordinating, planning and implementing of programs and projects internally, and among private and public agencies.

# Program Specific Requirements

AF-90 PROGRAM SPECIFIC REQUIREMENTS – 91.420, 91.220(L)(1,2,4)

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## INTRODUCTION

This section describes the program specific needs of the CDBG program. In FY2020, there were no program income funds. One hundred percent of CDBG funds will be targeted towards low- and moderate-income households.

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## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG), REFERENCE 24 CFR 91.220(L)(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. .... 100%

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## DISCUSSION

N/A

# Appendix

## ALTERNATE/LOCAL DATA SOURCES

### 1. DATA SOURCE NAME: 2014-2018 ACS 5 YR ESTIMATES

List the name of the organization or individual who originated the data set.

US Census Bureau

**Provide a brief summary of the data set.**

The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.

**What was the purpose for developing this data set?**

Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.

**How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**

Tamarac, FL

**What time period (provide the year, and optionally month, or month and day) is covered by this data set?**

2014-2018 ACS 5-Year Estimates

**What is the status of the data set (complete, in progress, or planned)?**

Complete

### 2. DATA SOURCE NAME BUREAU OF LABOR STATISTICS

List the name of the organization or individual who originated the data set.

Bureau of Labor Statistics (BLS)

**Provide a brief summary of the data set.**

BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence

**What was the purpose for developing this data set?**

The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.

**How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**

Plantation, FL

**What time period (provide the year, and optionally month, or month and day) is covered by this data set?**

2019-2020

**What is the status of the data set (complete, in progress, or planned)?**

Complete



