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**a. NEED**

Pompano Beach is a larger medium-sized coastal city located in the state of Florida. With a population of 111,202 people and 28 constituent neighborhoods, Pompano Beach is the 23rd largest community in Florida.

In 2020, Pompano Beach, FL had a population of 111,202 people. The 5 largest ethnic groups in Pompano Beach, FL are White (Non-Hispanic) 41.8%, Black or African American (Non-Hispanic) 29.6%, White (Hispanic) 16.7%, Two+ (Hispanic) 4.69%, and Two+ (Non-Hispanic) 2.32%.

With a crime rate of 34 per one thousand residents, Pompano Beach has one of the highest crime rates in America compared to all communities of all sizes - from the smallest towns to the very largest cities. One's chance of becoming a violent or property crime victim here is one in 29. Within Florida, more than 88% of the communities have a lower crime rate than Pompano Beach.

Importantly, when you compare Pompano Beach to other communities of similar population, then Pompano Beach's crime rate (violent and property crimes combined) is quite a bit higher than average. Regardless of how Pompano Beach does relative to all communities in America of all sizes, when compared it to communities of similar population size, its crime rate per thousand residents stands out as higher than most.

For Pompano Beach, it was found that the violent crime rate is one of the highest in the nation, across communities of all sizes (both large and small). Violent offenses tracked included rape, murder and non-negligent manslaughter, armed robbery, and aggravated assault, including assault with a deadly weapon. According to analysis of FBI reported crime data, your chance of becoming a victim of one of these crimes in Pompano Beach is one in 137.

In addition, it was found that a lot of the crime that takes place in Pompano Beach is property crime. Property crimes that are tracked for this analysis are burglary, larceny over fifty dollars, motor vehicle theft, and arson. In Pompano Beach, your chance of becoming a victim of a property crime is one in 37, which is a rate of 27 per one thousand population.

Importantly, it was found that Pompano Beach has one of the highest rates of motor vehicle theft in the nation, according to analysis of FBI crime data. This is compared to communities of all sizes, from the smallest to the largest. In fact, your chance of getting your car stolen if you live in Pompano Beach is one in 225.

The economy of Pompano Beach, FL employs over 51,000 people. The largest industries in Pompano Beach, FL are Construction (6,769 people), Retail Trade (6,082 people), and Accommodation and Food Services (5,312 people), and the highest paying industries are Information (\$57,719), Professional, Scientific, & Technical Services (\$55,476), and Agriculture, Forestry, Fishing & Hunting (\$52,614). The most common job groups, by the number of people living in Pompano Beach, FL, are Sales and Related Occupations (6,482 people), Office and Administrative Support Occupations (5,757 people), and Construction and Extraction Occupations (5,636 people).

In 2020, the median household income of the over 42,000 households in Pompano Beach, FL, grew to \$52,565 from the previous year's value of \$49,518. 17.3% of the population in Pompano Beach, FL, live below the poverty line, a number that is higher than the national average of 12.8%. The largest demographic living in poverty are Females 25-34, followed by Females 35-44 and then Females 6-11. The most common racial or ethnic group living below the poverty line in Pompano Beach, FL, is White, followed by Black and Hispanic.

**i. Describe your efforts so far to identify, address, mitigate, or remove barriers to affordable housing production and preservation.**

The Blanche Ely Estates has been a vision for the housing authority for the past [##] years. Many ideas and conversations with stakeholders were discussed and thoroughly outlined during this time. The data collected, and positive feedback from our Homeowner Program has paved the way for this project.

The Housing Authority purchases single-family homes within the City of Pompano Beach and rents them at an affordable rent to families in the low to moderate income bracket. The ultimate goal is to provide these families an opportunity to become first-time homebuyers using a rent-to-home platform. They will be given the first right of refusal to purchase the home they are currently renting. The measurable impact is we have eligible families who are being prepared for homeownership through credit counselors and other homeownership workshops. This is a pilot program, and it is still in the infancy stage. The families have completed between 2 – 3 years of successful on-time rent payments and have now moved into homeownership preparation. The Housing Authority created a separate entity and Board of Directors for this rent-to-own homeownership purpose.

In addition to the Homeowner Program, the Housing Authority of Pompano Beach currently operates the Family Self-Sufficiency (FSS) Program. This program promotes the development of local strategies to coordinate public and private resources that help housing choice voucher program participants, public housing tenants, and tenants in the Section 8 Project-Based Rental Assistance (PBRA) program obtain employment that will enable participating families to achieve economic independence and reduce dependence on welfare assistance and rental subsidies. The FSS program is administered by public housing agencies (PHAs) with the help of program coordinating committees (PCCs). Owners of a multifamily

property with a Section 8 assistance contract may voluntarily have an FSS program and may pay for FSS coordinators using residual receipt accounts. The PHA/owner and an adult member of each participating family execute a Contract of Participation, generally for five years with a possible two-year extension for a good cause, incorporating the specific training and services plan for the family. Participating families are provided with an interest-bearing escrow account made up of the difference between the rent the family pays when entering the program and the increased rent that would be charged as the family's earned income increases. On completion of the FSS contract, a family may claim its escrow account if the person who signs the Contract is employed, no family member is receiving welfare assistance, and the family has met their other individual goals. FSS Coordinators in each local program build partnerships with employers and service providers in the community to help participants obtain jobs and services. These services may include childcare, transportation, basic adult education, job training, employment counseling, substance/alcohol abuse treatment, financial empowerment coaching, asset-building strategies, household skill training, homeownership counseling, and more.

**ii. Do you have acute demand for affordable housing? What are your remaining affordable housing needs and how do you know?**

The Housing Authority of Pompano Beach will be targeting the Broward County area. This area has an acute demand for affordable housing, according to HUD's research. Broward County qualifies as a priority geography with an affordable housing need greater than the threshold calculation for one of three measures. The three measures that were taken into consideration were:

1. Affordable housing not keeping pace,
2. Insufficient affordable housing, and

3. Widespread housing cost burden or substandard housing.

According to HUD, Broward County qualifies as a priority geography area under the Housing Problem Factor. The Housing Problems Factor measures widespread housing cost burden or substandard housing.

According to the website Affordable Housing ([signmeupbroward.org](http://signmeupbroward.org)), “Broward County is one of the least affordable metro areas in the United States. With an average unit rent of \$2,500, a low-income household can afford \$919 in monthly rent—creating a gap of \$1,584 per month. The current housing crisis not only puts Broward County at a competitive disadvantage in attracting corporate relocations and talent, but it is also a threat to long-term economic sustainability. As housing prices continue to surge and incomes remain stagnant, the risk of homelessness is a reality for many in our community.” 2022 Broward County Affordable Housing Needs Assessment Broward Housing Council meeting August 26, 2022 “Most (94 percent) Broward County residents can’t afford the current median sale price (\$600,000) of a single-family home. The median single-family home price-to-median household income ratio now stands at 9.8:1.”

“Renter households are the most vulnerable due to low household incomes, low wage employment, limited choice and accessibility, and excessive cost-burden levels.”

There is not enough affordable housing units in Broward County.

**iii. What key barriers still exist and need to be addressed to produce and preserve more affordable housing?**

The key barriers that still exist and need to be addressed to produce and preserve more affordable housing are:

- Permitting procedures and approval timing and predictability

- Fees and taxes (excluding impact and nexus fees for affordable housing)
- Zoning and land use controls
- Infrastructure constraints
- Availability of financing and subsidies for affordable housing
- Other relevant barriers unique to your community
  - Land is at a premium. It is very scarce.

According to the 2022 Broward County Affordable Housing Needs Assessment Broward Housing Council meeting on August 26, 2022, “Broward County’s Housing Affordability Policy Challenges: Building a Sense of Urgency Housing Affordability and Economic Resilience Focus on Race, Equity, and Inclusion The Need for an Effective, Targeted Affordable Housing Development Incentives “Toolbox” Collective Commitment on Focused Implementation Strategies Leveraging Long-Term Strategy with Near Term Opportunities”

## **b. SOUNDNESS OF APPROACH**

### **i. What is your vision?**

The Housing Authority of Pompano Beach proposes the Blanche Ely Estates Project. This proposed project will bring 36 newly constructed affordable housing in Pompano Beach for the residents of Broward County. This project meets the need of the national objective by producing housing that will be designated to low-income residents only. The overall goal is to build homes that will target low-income residents and allow the to become homeowners in a high-opportunity area.

The U.S. has a shortage of 7.3 million rental homes affordable and available to renters with extremely low incomes – that is, incomes at or below either the federal poverty guideline or 30% of their area median income, whichever is greater. The number of housing units in the

United States has been growing year on year, and in 2021, there were approximately 142 million housing units in the United States. This was an increase of over one million from 2020, when the total housing stock amounted to 140.8 million units.

Florida has only 26 affordable and available rental units for every 100 households with incomes of 0-30 percent of AMI, a deficit of 398,715 units. In 2022, there were 10,257,426 housing units in the state of Florida. According to Norada Real Estate Investments, Florida home values have risen by 80 percent over the last five years, driven by a lingering supply shortage and the constant influx of people moving to the state—a trend that's expected to continue in the next five years, though the company said it's unclear by what amount. Florida's popularity soared during the pandemic, with people seeking warmer climates and cheaper living costs. The result was a frenzied housing market that saw prices rise by almost 50% over three years. Although demand is beginning to wane, housing affordability has been severely impacted. According to the US Census Bureau state to state-to-state migration flows, an estimated 275,266 people left Florida in 2022. That means that nearly 754 people are choosing to leave Florida every day and nearly 23,000 people are leaving each month (as of 2022) due to increased living costs.

The proposed project will address the lack of affordable housing in Broward County. While constructing these new homes, this project will require a full-time staff member, Project Manager, to manage and address all the potential and unforeseen barriers, such as permitting procedures and approval timing and predictability, by ensuring the timing of the process and ensuring this project does not fall through the cracks. The unexpected fees and tax barriers by securing funds that will cover unexpected costs. The Project Manager will study the codes and land use eligibility for zoning and land use controls to verify the project can be completed accordingly and appropriately. To include infrastructure constraints, the Project Manager will develop support plans covering any anticipated demand for capacity that cannot be fully satisfied





even after coordinating the different requests for capacity. To secure the availability of financing and subsidies for affordable housing, the housing authority has partnered with the City of Pompano Beach and Broward County to aid in resources where needed. Land acquisition has been proven to be difficult as it is very scarce. The City has allowed the housing authority to have the opportunity to choose land options prior to making it available to the public.

In 2022, a key city approval advanced the development of Gateway Luxury Apartments, a 128-unit, mixed-income multifamily complex planned for Pompano Beach. In 2017, Broward County implemented a new policy regarding affordable housing. Policy 2.16.1 states, “Local governments, except for municipalities with planned populations of less than 15,000, shall establish programs to provide, encourage, or enable low and moderate-income housing to meet the needs of Broward County’s existing and future residential population and economic activities.”

The housing authority’s proposed project aligns flawlessly with the plans of Broward County. Both plans are in the highest interest of public or supportive housing services. The proposed project plans to improve simplification and harmonization of land-use regulations across multiple municipalities or entities. The project has considered the expected population change due to the high-opportunity area that Blanche Ely Estates will be located in. It is the responsibility of the housing authority to ensure the residents who will occupy these home must qualify as low-income residents.

**ii. What is your geographic scope?**

Blanche Ely Estates anticipates targeting Broward County residents. Broward County is a county in the southeastern part of Florida, located in the Miami metropolitan area. It is Florida's

second-most populous county after Miami-Dade County and the 17th-most populous in the United States, with 1,944,375 residents as of the 2020 census.

- Vision-From sawgrass to seagrass, an inclusive and resilient community with a thriving quality of life.
- Mission-Provide excellent services and leadership to the benefit of all who live, learn, work, and play in Broward County.

This is a pilot project to provide Workforce Housing for all eligible Broward County Residents.

Pompano Beach is a thriving community with a bustling downtown area and attractive tourist sites. The schools are top-rated, the grocery stores have high-quality products, and the amenities available to residents are superior to other local communities.

### **iii. Who are your key stakeholders? How are you engaging them?**

The housing authority has stakeholders who play a vital role in the project. The City of Pompano Beach, Broward County Government, Broward County School Board, and all other major employers throughout the County. The responsibility of these stakeholders will be to aggressively enroll their employees in Workforce Housing counseling and credit counseling programs.

During the grant's period of performance, the Housing Authority of Pompano Beach will ensure continued outreach. The housing authority staff will ensure there will be a staff member who is dedicated to participating in outreach strategies such as creating new relationships with local organizations, educate local organizations on the project and its impact on the community. Build trust with the local organizations and continue close communication with the local organizations.



The Housing Authority of Pompano Beach has the utmost understanding of the housing industry. Pompano Beach holds regular meetings with Pompano Beach officials, Broward County officials, and Homeowner Associations to discuss the ongoing need for affordable housing. These meetings consist of ways to build or remodel housing in a cheaper fashion, locations that are ideal for our residents, and struggles developers and contractors are facing as materials are not as easily assessable with the Florida housing boom and with the substantial inflation costs. Furthermore, we meet quarterly with our stakeholders to discuss the needs and barriers of our residents. We revisit cost-effective ways to provide housing and services, potential locations for new housing, and all other barriers facing our residents. Finally, we hold quarterly meetings with our residents to discuss housing issues they are facing and any additional barriers they may be facing. We also encourage our residents to submit regular maintenance reports so we are able to keep a record of the condition of our housing units.

The input from stakeholders is crucial to the success of this project. There have been several meetings with stakeholders during the planning process. Each concern and comment was addressed and fully explored. During the implementation of this project, there will be several additional meetings to ensure each stakeholder and the housing authority are cohesive and work strongly and collaboratively. All apprehensions and advice from stakeholders must be considered and discussed. Affordable Housing Developers, Architects, Engineers, and people in need of affordable housing have provided input.

Community engagement is a significant strategy for ensuring the project is successful. There have been Public Meetings explaining and summarizing the Development of this project. Our community is in dire need of affordable housing. We hold bi-annual meetings allowing the public to attend and discuss our plans. The community is excited to endorse additional affordable housing as they understand the growing need. Our community agrees that an increase in

affordable housing will increase opportunities for employers seeking employees, and shops will receive higher volumes of customers. This helps our community grow and become more stable. Furthermore, many of members of or community have offered additional support, contributing to the needs of our residents.

**iv. How does your proposal align with requirements to affirmatively further fair housing?**

The overall plan for the project is to provide access to affordable housing to low-income residents in the Broward County.

Broward County Affordable Housing Needs Assessment, September 2022 “The Broward County Affordable Housing Needs Assessment identifies economic and housing distress in many of the County’s older Black communities. Poverty and high levels of cost-burdened renter households are disproportionate to the County as a whole.” The proposed development is located in a black community that consists of single-family homes built between 1931 and 2017 with the greatest number being the older inventory. The development will help to revitalize the area and will serve as a catalyst to enhance the rest of the community. The development will align with the County’s affordable housing planning policy to “affirmatively address these long-standing issues by connecting affordable housing to jobs, producing and preserving affordable housing where it is most needed, and aggressively resolving fair housing and lending issues.” To increase access to underserved groups the housing authority will ensure to advertise in low-income neighborhoods, troubled schools, and in local partner organizations that target this population. The racial composition of the persons or households who are expected to benefit from this project are the

Barriers such as zoning, land use, and unexpected fees have been identified. To aid in overcoming these barriers, the housing authority will assign these barriers to the Project Manager

to develop a plan to overcome them and a pathway for future affordable housing developers to surpass the obstacles.

The Housing Authority encourages deconcentration of poverty and encourages mixed-income developments. As previously mentioned, land is scarce in Broward County, therefore, limiting where the housing authority can build new structures. We work closely with the county to find land closest to high-opportunity areas, providing low-income residents with a higher chance of becoming entangled in the high-opportunity community.

This project addresses the unique housing needs of members of protected class groups, including persons with disabilities, families with children, and underserved communities of color. This project understands the importance of keeping protected members of a certain group. Under the Fair Housing Act, these members, along with all residents, have the right to fair housing without discrimination of any sort. Each resident will be given an equal opportunity to housing regardless of age, gender, race, sexual preference, or disability. Residents with disabilities will be offered housing with accessibility to their specific needs. Ensuring residents with families and children have the space needed and opportunities for high-quality schools, recreational activities, and food is essential to long-lasting success. Serving underserved communities of color is the fundamental component of this project and the housing authority. The Housing Authority of Pompano Beach fully understands the individual needs and resources needed for these communities to thrive. These residents will be given the opportunity to have all the accessible resources and

According to our jurisdiction's most recent fair housing plan, we are in dire need of affordable housing for low-income families. Broward County has implemented a policy that will add affordable housing. This project aligns with the plan by adding 36 affordable housing units directly in Broward County.

The Housing Authority of Pompano Beach has considered the risk of displacement and will address these concerns as mentioned below.

Direct displacement occurs when residents can no longer afford to remain in their homes due to rising housing costs, lease non-renewals, evictions, eminent domain, or physical conditions that render homes uninhabitable as investors await redevelopment opportunities. To ensure direct displacement is avoided, the housing authority has purchased the land, and under law, it will remain specifically only for low-income houses for the foreseeable future.

Indirect displacement refers to changes in who moves into a neighborhood as low-income residents move out. Each potential resident will be screened to ensure they meet the requirements of low-income status. To ensure the housing units remain available to low-income residents, each resident must complete an annual recertification. Should a resident no longer meet the requirement to classify as a low-income resident, they will no longer be able to renew the lease and must make the unit available for future low-income residents.

We are building single-family homes in a deed-restricted community. These homes will provide a single-level entry or slight ramp access to allow for wheelchair use. All door and entryways will be wide enough for individuals with wheelchairs. Countertops and cabinets will be of a reasonable height to account for the limited reach of those in wheelchairs. This will allow for independent living.

To limit barriers, we have already begun preliminary meetings with the city and developers. Our staff has been working diligently to ensure all permits, litigation, environmental review, and design standards are met. The experience of our Executive Director, coupled with the ongoing communication between city officials and developers, will ensure all are barriers are remedied. The housing authority has studied homeownership and career counseling courses to gain a full understanding of these topics above the duties of the day-to-day activities of the housing



authority. Additionally, the Housing Authority has used HUD and HHS funds for many programs. Equity is a huge part of HUD and HHS programs, therefore providing our staff with years of experience through reading materials, conferences, and training to understand equity. Our housing authority takes equity very seriously. We are proposing to undertake this project to continue to fight for equity.

Supporting minority-, women-, and veteran-owned businesses during your proposed housing production process is of the utmost highest standard of this project. The housing authority will place priority consideration to organizations that identify as minority-, women-, and veteran-owned businesses during and component of the project.

The obligation to promote desegregation, expand equitable access to well-resourced areas of opportunity, and further the de-concentration of affordable housing requires the housing authority to take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics, which are:

- Race
- Color
- National origin
- Religion
- Sex (including gender identity and sexual orientation)
- Familial status
- Disability

Generally, the housing authority must:

- Determine who lacks access to opportunity and address any inequity among protected class groups.

- Promote integration and reduce segregation.
- Transform racially or ethnically concentrated areas of poverty into areas of opportunity.

The Housing Authority of Pompano Beach will evaluate of the effect of the project by recording the number of residents living in the affordable housing units. As well as keep track of the supportive services offered and completed. This will ensure that the project remains successful for low-income residents.

The Housing Authority of Pompano Beach is determined to advance racial equity for our residents. As a housing authority with residents of low-income status, the housing authority understands the impact of advancing racial equity for minority residents. The housing authority analyzed the racial composition of the residents of the housing authority that will benefit from the PRO Housing Grant activities. With this information, it has been determined that most participants will be minority residents.

Understanding the barriers that residents in this community face is instrumental to a successful project. The Housing Authority of Pompano Beach has identified the barriers of the residents. With this information, the housing authority has been able to form partnerships with local organizations that can provide resources and assistance for the needs of the residents. The Housing Authority of Pompano Beach will take the necessary steps to prevent, reduce, or eliminate residents' barriers. The first step is to promote broad tenant participation at meetings and relocation planning that minimizes disruption to affected residents. To prevent, reduce, or eliminate any barrier, the housing authority will consider the suggestions and requests made during the meetings. The housing authority will continue to follow up with the residents to ensure they are safe, comfortable, and in an area that promotes equality and growth to all its residents.



Measures are in place to track the progress and evaluate the effectiveness of the efforts to advance racial equity. The Housing Authority of Pompano Beach will be responsible for tracking the residents. Through this tracking, an evaluation will verify if the residents are moving forward into self-sufficiency. Should some residents not move forward, the housing authority will identify the reason and assist them in becoming self-sufficient.

The Housing Authority of Pompano Beach is dedicated to affirmative marketing. The benefits provided under this grant will be affirmatively marketed broadly throughout Pompano Beach and nearby areas to any demographic groups that would be unlikely or least likely to apply absent such efforts. This program will be marketed on the housing authority's website, social media, and through local partnerships. There will be flyers, brochures, and other marketing materials available to residents of Pompano Beach at the housing authority's main office and the offices of all our partners. This information will be available in English and Spanish for those with limited English proficiency.

**v. What are your budget and timeline proposals?**

The Housing Authority of Pompano Beach is requesting \$8,156,355 to operate the PRO Housing Grant. These funds will be used to secure permits and overcome barriers that may arise. This budget will also fund the construction of the new homes. Also, these funds will be allocated to providing residents with housing mobility services.

Should HUD award an amount other than the requested funding, the housing authority has the funds to cover up to \$4,000,000. With these funds, our housing authority would be able to build 36 homes for our residents. This would still provide an increase in low-income housing.

The project is scheduled to break ground on January 1<sup>st</sup>, 2024, and be completed by December 31<sup>st</sup>, 2025. This project will be completed in phases.

Phase One: For the first three months, the Project Manager will be responsible for finalizing the project's plan. These three months will involve securing the permits, addressing barriers, and outlining the project activities. Should this phase extend past the initial three months, the Project Manager will be responsible for re-evaluating the project's outline and adjust accordingly.

Phase Two: During phase two the construction of the new development will take place. During this time, 36 new energy-efficient homes will be built. This process will consist of:

- Pouring the Foundation.
- Framing.
- Setting Up Plumbing, Electrical & HVAC.
- Adding Insulation.
- Adding Drywall.
- Interior Finishes.
- Exterior Finishes.

Upon completion of the homes the contractors will build the community amenities. The housing authority understands there will be unexpected obstacles that may occur, such as unexpected hazardous weather, lack of materials, or lack of labor staff. Should this time exceed the outlined timeframe, the Project Manager will be responsible to realigning the timeframe and adjust the project.

Phase Three: During phase three, the housing authority will advertise the new homes and housing mobility services. This process will be the responsibility of the housing authority. They will list the homes and secure the leveraged resources for eligible residents.

### **c. CAPACITY**

**i. What capacity do you and your Partner(s) have? What is your staffing plan?**

The Executive Director has developed several affordable housing developments in his capacity as the Housing Finance Authority of Broward County’s Executive Director. He has been responsible for over 100 affordable housing units being built in the County.

The lead entity of the proposed activities is the Housing Authority of Pompano Beach. Under the leadership of the housing authority, the project will be managed by the Executive Director/CEO, Chief Operating Officer, Chief Financial Officer (Potential Property Manager), and a Project Manager.

These designated personnel have the capacity to lead the project. These key personnel have years of experience implementing programs and projects such as...

The housing authority has plans to create management, quality assurance, financial and procurement, and internal control capacity to launch and implement this project quickly. The project management will be the responsibility of the [title]. They will ensure the project is following the guidelines of the grant and the planned activities outlined in the application. Additionally, they will be responsible for managing any unforeseen obstacles and or barriers.

The Executive Director will be responsible for overseeing the entire project. They will complete reporting, hire and train project staff, and provide essential input for the project’s success.

The quality assurances will be the responsibility of the Project Manager. They will be responsible for certifying the quality of work being completed. They will review the proposed work plan and verify the best methods to complete the work while ensuring the methods are being followed.

The Chief Financial Officer will be responsible for all the financial and procurement procedures. They will ensure the project stays within budget and the contractors are qualified and experienced in their field of work.

Internal controls will be the responsibility of the Chief Operating Officer. They will ensure each member on this project understands their roles and responsibilities. They will also make certain every aspect of this project is completed in an orderly manner.

The City of Pompano Beach will act as the legal jurisdictional leadership for this project. The City has the capacity to help in the implementation process of the project. They have successfully implemented many programs for the city, such as the Owner-Occupied Housing Rehabilitation, Emergency Repair, and Housing Replacement Programs. The Emergency Repair Program is designed to address the needs of extremely low, very low and low-income homeowners to eradicate conditions, which may be an imminent threat to their health, safety and/or welfare. It provides funds for emergency repair assistance when it is determined to be necessary to alleviate unsafe, hazardous, and/or unsanitary living conditions. The Rehabilitation Program is designed to address code violations, substandard conditions and bring the property into compliance with the local and state building codes. The Single-Family Replacement Program is designed to assist properties that are deemed beyond repair and meet the current code definition of substandard and not suitable for rehabilitation.

Both the City and the County have the capacity to help implement this project. Both entities have successfully implemented several programs that have been in operation for several years. As we continue to move forward with this project, we will continue to advertise our intentions and create additional relationships with more partners to quicken our chances of regaining the capacity to complete the project.

As a housing authority, partnering with contractors, funders, sub-recipients, community stakeholders, and other government agencies is essential to the well-being of the residents and the community. We have worked with contractors, funders, community stakeholders, and other government agencies in the past to build our Ben-Turner Ridge, Golden Square, and Golden Villas developments. We are using our experiences from these projects to facilitate and guide us through the development of the current project.

This application was written by a professional grant writer, along with applicant staff input. The Grant Writer attended essential meetings and worked closely with staff to communicate the needs of the Housing Authority. The grant writer is Elizabeth Phillips, Owner of Integral Grant Writing Services.

Fair Housing is a critical component of the day-to-day tasks of the housing authority. Residents are provided with literature and counseling should they need it. Our housing authority provides self-sufficiency programs. These programs are created for all to join, no matter race, gender, age, disability, etc. We pride ourselves in being all-inclusive, providing housing and supportive to services to all who are in need.

#### **d. LEVERAGE**

##### **i. Are you leveraging other funding or non-financial contributions?**

The Housing Authority of Pompano Beach will leverage the other funding contributions. The City of Pompano Beach has firmly committed to helping low-income residents with down payment assistance to move into the new affordable housing units. These funds will be contributed as a one-time payment to new homeowners.

In addition to the City's contribution to the project. Several housing authority staff members have dedicated time to this project as leverage.

**e. LONG-TERM EFFECT**

**i. What permanent, long-term effects will your proposal have? What outcomes do you expect?**

Upon completing this project, the Housing Authority of Pompano Beach will have successfully constructed 36 new affordable housing units solely for low-income residents in a high-opportunity area. These homes will be a variety of three- and four-bedroom homes ranging from 1,900 square ft. to 2,500 square feet. This community will be in a gated community that will be on 11.46 Acres with 2,500 square feet. A clubhouse, walking trails, children's playground, and picnic area will be available for residents. All homes have two car garages. Along with the new homes and a luxury community, the housing authority will also provide resources to the residents, such as housing mobility services.

This is slated to be the model for eliminating the shortfall of Workforce Housing throughout Broward County.

The housing authority understands that there are unforeseen circumstances that may occur. The most common roadblock that may occur is the time it may take for the permits to be approved by the building officials. Other barriers such as contractor timeframes or labor, weather, and the cost of unforeseen fees. If there is a situation with the contractor's timeframe or labor, the housing authority has additional contractors and labor options available. If hazardous weather conditions arise, the housing authority must delay the building process. During this time, the housing authority will begin advertisement of the new units and promote housing mobility. It is expected that there will be unforeseen costs to completing the project. These fees may include

zoning fees, building department fees, or impact fees. The housing authority has reserved cash to accommodate unexpected fees. Should any other barriers occur and persist, the housing authority

This project anticipates reducing the housing cost burden for residents without increasing other costs. Other local costs, such as transportation, food, or energy costs, will not be affected by the new construction. As the housing market here in Florida continues to grow along with inflation, providing affordable housing will reduce the burden on our low-income community. With the cost of rent increasing, it is essential that Pompano Beach HA, provides affordable housing to limit homelessness and evictions due to the inability to pay for rent, utilities, and basic necessities.

The Housing Authority of Pompano Beach has developed a plan that can be duplicated for other agencies to provide affordable housing to high-opportunity areas. The goal of this project is to create 2,000 housing units for low-income families. These designs are quite simple and easily replicated for those who are in need to providing additional housing units in their community.

Community resilience is an important aspect of this project. For the development of this project, each unit will be equipped with energy-efficient features, and the dwellings will be built with resilient materials. Environmental reviews were performed on the subject property. [Please insert results.]

The housing authority will consider this project as successful once all the housing units are built and each is occupied by low-income residents by the end of the period of performance. This project enables the production and preservation of affordable housing by developing units specifically for low-income residents and providing supportive services such as housing mobility.



There is an anticipated long-term effect on removing barriers to affordable housing production that have perpetuated segregation, inhibited access to well- resourced neighborhoods of opportunity for protected class groups and vulnerable populations and expanded access to housing opportunities for these populations through this project.





## Executive Summary

*Housing Authority of Pompano Beach*

*Broward County, FL*

*Blanche Ely Estates*

**Blanche Ely Estates will provide affordable housing to the County of Broward in Florida. This project will newly construct 36 energy-efficient affordable housing units in a high-opportunity area.**

### **Introduction**

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*The Housing Authority of Pompano Beach plans to operate the Blanche Ely Estates. This project will develop safe, energy-efficient, and desirable affordable housing units in a high-opportunity area. Residents will be provided with housing mobility services to move into an area that promotes success in every aspect. Blanche Ely Estates will serve residents who meet the low-income status.*

### **Applicant's Role and Strength**

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*As a housing Authority, providing affordable housing is at the core of all essential duties carried out. The Housing Authority of Pompano Beach will take the lead applicant role and fully operate this project. The housing authority will be responsible for securing the permits to build, building the units, and providing information to the community about the project. In addition, the housing authority will be responsible for following the guidelines of the grant activities and ensuring the project is completed in a timely manner.*

### **Need/Problem**

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*Florida has only 26 affordable and available rental units for every 100 households with incomes of 0-30 percent of AMI, a deficit of 398,715 units. In 2022, there were 10,257,426 housing units in the state of Florida. According to Norada Real Estate Investments, Florida home values have risen by 80 percent over the last five years, driven by a lingering supply shortage and the constant influx of people moving to the state—a trend that's expected to continue in the next five years, though the company said it's unclear by what amount. Florida's popularity soared during the pandemic, with people seeking warmer climates and cheaper living costs. The result was a*



*frenzied housing market that saw prices rise by almost 50% over three years. Although demand is beginning to wane, housing affordability has been severely impacted.*

### **Unique Solution**

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*With the newly constructed homes, residents in Broward County will have the opportunity to access affordable housing as needed. These units will only be operated by the housing authority and will not have the option to be sold or reallocated to market rent.*

### **Leverage**

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*The City of Pompano Beach has agreed to help the housing authority with funds dedicated to residents during this project. The city will provide down payment assistance to residents who meet the qualifications and would like to occupy the home built in the project.*

### **Budget**

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*The housing authority is requesting \$ 8,156,355 to fully operate this project. Broward County has agreed to leverage available resources to ensure this project is successful.*

### **Timeline**

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*This project is expected to begin on January 1<sup>st</sup>, 2024, and end on December 31<sup>st</sup>, 2025. There will be three phases. Phase one will be solidifying the project activities. Phase two will be construction. The third phase will be advertising and providing supportive services for residents.*

### **Team**

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*As a team, the Housing Authority of Pompano Beach and the City of Pompano Beach have the experience and capacity to operate this project. The housing authority has successfully catered to low-income residents for [##] years. The City of Pompano Beach has implemented programs such as the Owner-Occupied Housing Rehabilitation, Emergency Repair, and Housing Replacement Programs. These programs target low-income residents who are in need of help.*



## Conclusion

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*As Florida continues to blossom with tourists and many new residents, it is essential to understand and help our native citizens. Low-income residents have seen the most effect of the increased living costs. With the increase in housing, gas, and food, Florida low-income residents struggle to make ends meet. With the Blanche Ely Estates, the Housing Authority of Pompano Beach will be able to provide affordable housing for residents in need. Currently, there are [##] units in operation at the housing authority. All of which are occupied by long-term tenants. This project will bring a much-needed commodity to this community.*

**Insert Partner Letter Head Here**

Department of Housing and  
Urban Development  
Office of Public and Indian  
Housing  
451 7th Street, SW  
Washington, DC 20410

RE: FY2023 PRO Housing Grant

Dear Sir or Ma'am,

Broward County fully supports the Housing Authority of Pompano Beach on its PRO Housing Grant.

Our mission is to provide excellent services and leadership to benefit all who live, learn, work, and play in Broward County.

Broward County will assist the Housing Authority of Pompano Beach by referring eligible participants to the Blanche Ely Estates for homeownership opportunities. In addition, the County will make all resources available to the residents.

(Please list resources)

Broward County commits to participate in the PRO Housing Grant Coordinating Committee (PCC).

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Name,  
Title  
10/13/2023  
Broward County

