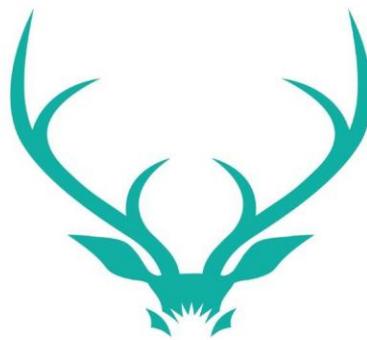


**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM**

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION
REPORT (CAPER)
FY 2015/2016**



Deerfield Beach

Florida

**Prepared by:
The City of Deerfield Beach Community Development Department and Deerfield
Beach Housing Authority**

**Submitted to:
Department of Housing and Urban Development Miami Field Office**

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EXECUTIVE SUMMARY

The City of Deerfield Beach receives Community Development Block Grant (CDBG) funds each year from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress of activities identified in the Annual Action Plan. The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the 2015-2016 program year. Below is a summary of the accomplishments and expenditures for each priority need from this program year.

The three plans correlate with the jurisdiction's overall goals for the community based on identified needs. The report also addresses other public and private resources available to carry out identified activities and projects this program year. Throughout this CAPER, expended amounts refer to actual costs the City has been reimbursed for and is reflected in the Integrated Disbursement Information System (IDIS).

Home Repair Program

- Consolidated Plan Goal: The City will provide financial assistance for rehabilitation of owner-occupied units. It is anticipated that 20 dwellings will be rehabbed or repaired at a rate of four per year.
- Results: 7 families received assistance this program year.
- Expenditures: \$295,419.63

Purchase Assistance Program

- Consolidated Plan Goal: The City will provide financial assistance for purchase assistance. It is anticipated that 25 households would receive assistance at a rate of five per year.
- Results: 7 families received assistance this program year.
- Expenditures: \$124,214.50

Public Service Funding

- Consolidated Plan Goal: Provide senior transportation to the seniors in Deerfield Beach through the NorthEast Focal Point.
- Results: 71 persons received assistance through public service agencies.
- Expenditures: \$15,904.65

Public Facility Improvement

- To improve the living conditions in the low-moderate income areas into suitable living conditions with safe and healthy paths throughout the neighborhood.
- Results: 1325 Linear Feet of new sidewalks
- Expenditures: \$100,282

CR-05 – GOALS AND OUTCOMES

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City of Deerfield Beach has prepared the 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) as required by the U.S. Department of Housing and Urban Development (HUD) which describes the use of CDBG funds during the first program year of the 2015-2019 Consolidated Plan period, covering October 1, 2015 to September 30, 2016.

The City's 2015-2019 Five (5) Year Consolidated Plan, which includes the 2015-2016 Action Plan, contained three major initiatives for the City's use of federal and local housing funds:

- Preservation of Affordable Housing- To conserve and expand the existing housing stock, especially that available to low- and moderate income persons within the City, and to provide decent, safe and sanitary housing to eligible City residents.
- Provide Affordable Housing- Provide homeownership assistance to low-to-moderate income households through purchase assistance which includes down payment, closing cost and principal and/or interest reduction.
- Suitable Living Environment- Make available suitable living environment by improving the safety and livability of neighborhoods, increasing access to quality public and private facilities and services by upgrading physical improvements such as sidewalk installation and improving public streets. In addition, public services and transportation was provided to seniors.

The information provided in this CAPER provides a review of the uses and accomplishments associated with FY 2015/2016. Below is a brief summary of the accomplishments in FY 2015/2016.

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comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Strategic Plan			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual –	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$35,000	Businesses assisted	Businesses Assisted	15	0	0.00%	1	0	0.00%
Homebuyer Assistance	Affordable Housing	CDBG: \$125,847	Direct Financial Assistance to Homebuyers	Households Assisted	25	7	28.00%	5	7	140.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$ 150,127	Homeowner Housing Rehabilitated	Housing Unit	20	7	28.00%	5	7	140.00%
Public Improvements	Non-Housing Community Development	CDBG: \$100,282	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	1325	13.25%	2000	1325	66.20%
Public Service	Non-Housing Community Development	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	71	28.00%	50	71	142.00%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

As shown in Table 1, during the program year, the City made significant progress with several 2015-2016. All funded activities addressed specific high priority objectives identified in the 2015-2019 Consolidated Plan

The City of Deerfield Beach's CDBG allocation for FY 2015/2016 is \$ 589,070.00. The City used the funds for public facilities and improvements, homeownership rehabilitation assistance, purchase assistance, public services, economic development and program planning and administration. The City received \$333,506.00 in State Housing Initiative Partnership (SHIP) funds and \$ 124,204.00 in Home Investment Partnership (HOME) funds through Broward County Consortium to match the CDBG funds.

Home Repair Program

The homeowner rehabilitation program offered to qualified owner-occupied residents in the City of Deerfield Beach is provided to rehabilitate existing homes through construction, and/or installation of non-luxury general property improvements that provide basic amenities. Funds can be also used to correct code violations, and to eliminate unsafe and substandard living conditions. In addition, assistance will include the elimination of architectural barriers for those qualified senior citizens and disabled owner-occupied household.

Purchase Assistance Program

The Purchase Assistance Program is created to assist eligible homebuyers with a deferred payment loan to be applied towards the costs of purchasing existing or newly constructed (with a Certificate of Occupancy) eligible affordable housing. Eligible costs include the following: down payment, closing costs, mortgage buy down, and other costs associated with purchasing a home. Eligible housing includes single-family homes, townhomes, condominiums, eligible manufactured homes, Planned Unit Developments (PUDs) and villas.

Public Service Funding

The Senior Transportation program is made available to persons 62 years and older who need transportation. The bus service may include the following locations Monday through Friday: To and from the NE Focal Point Senior Center, medical appointments, pharmacies for prescriptions, grocery and department stores, local malls, libraries and post offices , local parks and beaches and local restaurants.

Public Facility Improvement

Funding was used to install sidewalks in the City's CDBG target area currently without sidewalks. This will continue the City's efforts to create a continuous walkway in neighborhoods.

CR-10 – RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

Table 2 – Table of assistance to racial and ethnic populations by source of funds

	CDBG
White	38
Black or African American	31
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Other Multi-racial	6
Total	85
Hispanic	3
Not Hispanic	82

Narrative

Table 2 provides an aggregate of race and ethnicity data for the combined number of people, families, households or housing units served during the program year based on accomplishment data from all CDBG activities reported in HUD's Integrated Disbursement and Information System (IDIS).

CR-15 – RESOURCES AND INVESTMENTS

Table 3 – Resources Made Available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$1,153,276.52	\$625,768.47

Narrative

The federal resources available for the implementation of projects during the 2016-2017 program year are identified in Table 3. The CDBG resources include \$589,070 of CDBG formula grant funds and \$564,206.52 of unexpended CDBG funds from prior years for a total CDBG investment of \$1,153,276.52.

Table 4 – Identify the geographic distribution and location of investments

Target Area	Actual Percentage of Allocation	Narrative Description
Census Tract/Block Group 103.06 (1,2)	17.4%	Sidewalk Installation
Citywide	82.6%	Purchase Assistance/Homeowner Rehabilitation and Public Service

Narrative

The City’s defined CDBG Target areas of low to moderate income concentration consist of Census Tracts 102.00, 103.04, 103.05, 103.06, 103.07, 104.03, 104.05, 107.01 and 107.02. During FY 2015/2016, the City expended funds consistent with meeting the national objective of the program. 100% of the funds were used to benefit low to moderate income persons and area. The percentage included planning and administration.

LEVERAGING

To address housing and community development needs in Deerfield Beach, the City leverages its CDBG funds with a variety of funding resources in order to maximize the effectiveness of available funds. In 2015-2016, the leveraged amount provided from federal and state sources was \$367,567.

State Housing Initiative Partnership (SHIP) Program

The City of Deerfield Beach receives an annual allocation under this program. Florida Housing Coalition (FHC) administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and rehabilitation. The program is designed to serve very low, low and moderate income households in conjunction with the CDBG Program.

Home Investment Partnerships Program (HOME)

Since FY 2002, the City of Deerfield Beach has been a member of the Broward County HOME Consortium along with the Entitlement Cities of Tamarac, Coral Springs, Margate, Sunrise, Lauderhill, Plantation, Davie, Pembroke Pines, Miramar and Coconut Creek. The United States Congress passed the National Affordable Housing Act In 1990. This Act created a variety of affordable housing programs, including the Home Investment Partnerships Act (HOME). The City of Deerfield Beach receives an allocation of these funds as a member of the Consortium. The purpose of the HOME program is to provide funds to local jurisdictions to strengthen public-private partnerships to provide more affordable housing through acquisition and rehabilitation.

CR-20 – AFFORDABLE HOUSING

Table 5- Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	10	14
Number of special-needs households to be provided affordable housing units	0	0
Total	10	14

Table 6 - Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	5	7
Number of households supported through the acquisition of existing units	5	7
Total	10	14

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The goals surpassed the actual in all categories in which the City is a participant. No issues need to be identified.

- Number of homeless households to be provided affordable housing units- No CDBG Funding or funding source of any kind was used toward this goal.
- Number of special-needs households to be provided affordable housing units- Other funding sources were used toward this goal.
- Number of households supported through rental assistance- No funds used toward this goal.
- Number of households supported through the production of new units- No funds used toward this goal.

Discuss how these outcomes will impact future annual action plans.

The City of Deerfield Beach will continue to monitor actual data to formulate future annual action plans. Acknowledging actual data indicates the adequacy of the market to support specific populations (homeless, non-homeless, and special needs), certain types of units (new, rehab,), and the demand for funding type (homeownership). The City of Deerfield Beach will frequently evaluate data to determine the most efficient methods of CDBG program design so that safe, decent, sanitary affordable housing is improved thus benefitting the eligible populations that desperately need this affordable housing. The partner agencies have worked diligently to leverage available funding sources.

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes. The age and condition of City's housing stock is an important indicator of potential rehabilitation needs. Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community.

Table 7 – Number of Persons Served

Number of Persons Served	CDBG Actual
Extremely Low-income	2
Low-income	8
Moderate-income	4
Total	14

Narrative

The 2015-2019 Consolidated Plan - Strategic Plan identified high priorities for affordable housing needs which includes preserving the supply of affordable housing through homeowner rehabilitation assistance and providing purchase assistance to extremely-low to moderate income residents which was specifically addressed in the 2015-2016 Action Plan.

The City will continue to provide low to moderate income area benefit assistance through public facility/improvement projects like Sidewalk Installations.

CR-25 – HOMELESS AND OTHER SPECIAL NEEDS

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City of Deerfield Beach does not have an initiative in place for homelessness, but continues to work with Broward County’s Continuum of Care (CoC) Homeless Program. The Continuum of Care Program is a comprehensive management concept that requires a combination of services to be brought together in a coordinated effort to help move a family or individual from homelessness to self-sufficiency. The City consistently works with non-profit organizations to provide shelter and transitional housing to the County’s homeless, including those who live in Deerfield Beach. In conjunction with the County and the Continuum of Care Program, the City has strongly supported and facilitates a coordinated strategy for providing additional shelters to families and individuals in need of assistance. The City adopts and supports Broward County homeless priorities.

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

The City of Deerfield Beach does not have an initiative in place for homelessness, but continues to work with Broward County’s Continuum of Care (CoC) Homeless Program

Helping homeless persons (especially chronically homeless individuals and families, families with

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

The City doesn't have a homeless initiative. As a member of Broward County Continuum of Care (CoC), the City supports Broward CoC initiatives.

CR-30 – PUBLIC HOUSING

Actions taken to address the needs of public housing

The City works closely with Deerfield Beach Housing Authority who continues to seek Federal and State funding to rehabilitate and construct new public housing.

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

The lack of education about the home buying process posed a barrier to affordable housing regarding all of the different options, requirements and variables inherent in the home buying process can place potential homebuyers at risk for entering into purchases that do not fit their individual budgets or circumstances. We provided positive educational workshops for potential homebuyers with to help them find a home that they can afford.

The City of Deerfield Beach continued to support the homebuyer education program. Homeownership education explains the home purchasing process to potential home buyers. Participants are taken through each step of the home buying process, from budgeting to loan closing. Participants learn how to calculate the amount they can afford to pay for a home, how to shop for an affordable mortgage, the details associated with sales contracts and loan applications, and basic home maintenance.

The City of Deerfield Beach and Deerfield Housing Authority, provides outreach, public notices and cooperation to encourage the participation of homeownership.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 – OTHER ACTIONS

The City through its Affordable Housing Advisory Committee (AHAC) addressed regulatory incentives which serves as public sector tools to facilitate private sector development of affordable housing. The committee is charged with reviewing established procedures, ordinances, land development regulations and adopted local government comprehensive plans of the City of Deerfield Beach.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary obstacle to meeting underserved needs of low to moderate-income persons remains the lack of available funding from federal, state and local resources and the high cost of housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

While lead-based paint was banned from residential use in 1978, lead remains a hazard in homes constructed before 1978 (especially in homes built before 1950). Paint deterioration and home renovations in these structures significantly elevate the risk for exposure to lead and subsequently lead poisoning. The City's approach to Lead-Based Paint compliance was to identify the presence of hazards through inspections as part of the Homeowner Rehabilitation and Purchase Assistance Programs. Cases of lead based paint are handled on a case-by-case basis, by requiring the initial inspector to complete a lead-based paint test through the use of proper techniques and safe work practices in compliance with EPA regulations when handling paint of lead hazard. For homes built pre 1978 participating in CDBG program, the EPA's Protect Your Home pamphlets are provided to either homebuyer or homeowner. Visual inspections by a certified professional are provided and inspection reports are documented and kept in each client's file.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The implementation of CDBG and HOME activities meeting the goals established in the 2015-2019 Consolidated Plan - Strategic Plan and the 2015-2016 Action Plan addressed some of the needs of poverty-level families and made strategic investments to reduce the number of poverty-level families in the future by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that assure low-income households have a safe, decent and appropriate place to live;
- Supporting public services that benefit the community's seniors, youth, families and those with special needs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The central responsibility for the administration of the CDBG funds and other related grants is assigned to the Community Development Department. The Department coordinates and manages activities among public and private organizations' efforts to realize the prioritized goals of the Annual Action Plan. The Deerfield Beach Family Empowerment, Inc. provides services to Community Development Department for planning, administration and implementation of its CDBG, SHIP and HOME programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City will continue to build its partnerships with for profit and non-profit affordable housing developers as well as local social service agencies. In 2015 the City awarded 11 vacant lots to two non-profit developers, South Florida Community Land Trust (SFCLT) and Habitat for Humanity of Broward to development single family homes in the City for low to moderate income families.

The City and Deerfield Beach Family Empowerment, Inc, have partnered with Broward Affordable House Task Force, HOPE Inc., and H2H to provide social services such as training and education, and fair housing awareness.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In FY2015/2016, the City completed the following Fair Housing Activities:

- City co-sponsored the Broward County's Fair Housing Symposium and Reception in April 2016.
- The City placed fair housing information on its website. This included contact information for Broward County Civil Rights Division and the HUD-Miami office- Fair Housing and Equal Opportunity for residents to utilize. The information remains available on the City's website.
- The City educates the public on fair housing laws and information by placing a fair housing ad in the City's local papers.
- The City Commission proclaimed April as Fair Housing month through a proclamation.
- Fair housing posters (Spanish and English) are displayed in the Community Development Department, Senior Services and the Deerfield Beach Housing Authority lobbies

CR-40 – MONITORING

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HUD's Community Planning and Development Office developed a monitoring guide that it uses to monitor grantees. The City also uses this as a standard for monitoring the implementation of the program. Other applicable regulations and policies such as those from the Department of Labor and U.S. Office of Management and Budget, Office of Fair Housing and Equal Opportunity, and Department of

Environmental Protection Agency will also be used as the standard for any monitoring tools and procedures developed for housing and community development programs.

Timeliness

The timely expenditure of funding on eligible programs is an important element of the Consolidated Plan. Projects and activities are monitored to ensure they begin and are implemented in a timely manner.

Plan Procedures

- Community Development staff monitors the City's housing program level of service to ensure statutory and regulatory requirements are being met and that the information submitted to HUD's Integrated Disbursement and Information System (IDIS) is correct and complete. Monitoring will take place at the following intervals:
 - Quarterly;
 - Annually (beginning and end of the year) and;
 - As needed by HUD.

On an annual basis, City staff reviews each program to determine if they are being completed in a timely manner, as well as whether they will aid in meeting the City's Annual Action Plan goals.

- At the end of each program year, City staff develops a Consolidated Annual Performance and Evaluation Report (CAPER) detailing Annual Action Plan, goals, objective and accomplishments;
- Staff provides Federal Cash Transactions reports on a quarterly basis as required by HUD;
- The City requires citizen participation in the planning and amendment process of the Consolidated Plan and Annual Action Plans as required by HUD, 24 CFR 91.40 or 45;
- Reviews request for payment or reimbursement to assure proper documentation is provided and expenditures are for eligible activities under applicable rules and regulations and authorized under the sub-recipient agreement; and
- Assures compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

CITIZEN PARTICIPATION PLAN

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in the Sun-Sentinel on November 7, 2016 notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notices is included in Appendix A.

The draft CAPER was available at the following locations:

Community Development Department

325 NW 2 Avenue
Deerfield Beach, FL 33441

Deerfield Beach Housing Authority

533 S. Dixie Hwy, Suite 102
Deerfield Beach, FL 3344

City Website

<http://www.deerfield-beach.com/56/Community-Development>

CR-45 - CDBG

specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The overall program objective was to access local housing and community development needs, resources and social economic impediments toward building and sustaining viable neighborhoods. The City of Deerfield Beach continues to insist on high quality housing development, as well as quality maintenance of the City’s existing housing stock for residents.

The City’s CDBG objectives can be achieved over the next years and consistent with the Five Year Consolidated Plan through consideration of the following strategies:

- Provide funding assistance to maintain the supply of affordable housing through rehabilitation of older single family homes and multi-family units.
- Provide Purchase Assistance homeownership opportunities for low –moderate income residents.
- Offer public services programs and activities
- Encourage Code Compliance/Neighborhood Revitalization activities
- Deliver Public Facilities Improvements/ Low-mod Area Wide benefit improvements
- Provide economic development opportunities

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No, the City of Deerfield Beach has no open Brownfields Economic Development Initiative.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

There are no Brownfields Economic Development Initiatives from the City of Deerfield Beach.