

City of Hollywood, Florida

One Year Action Plan
for
Fiscal Year
2016–2017



Department of Development Services
Community Development Division

Executive Summary

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

1. Introduction

The Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

The process used to develop the City of Hollywood plan involved interaction among the citizens of Hollywood, representatives of local government and various agencies concerned with housing and social services.

A Citizens Needs Assessment Public Hearing was held on January 13, 2016 before the Community Development Advisory Board (CDAB) to solicit the input of citizens, appropriate public agencies, and social service organizations on the 2016-2017 One Year Action Plan. A public notice of the meeting was published in The Miami Herald Broward Main on December 16, 2015.

A notice to the public advising of the availability of a summary draft for public inspection of the One Year Action Plan was published in The Miami Herald Broward Main on May 23, 2016. This Draft Executive Summary and the attached One Year Action Plan Narrative for Fiscal Year 2016-2017 is made available at the Division of Community Development to allow the public the opportunity to review the preliminary recommendations of the CDAB and comment. It is important to note that the activities listed in the attached One Year Action Plan Narrative for Fiscal Year 2016-2017 reflect recommendations of the CDAB. The City of Hollywood City Commission may accept or reject any recommendations made by the CDAB.

A Public Hearing will be held before the City Commission on July 6, 2016, where members of the public will be provided the opportunity to comment on the consolidated plan.

2. Summarize the objectives and outcomes identified in the Plan

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

The City has designated objectives for services as follows:

Housing Objective To conserve, upgrade 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; to handle the demolition and clearance of unsafe structures; to determine the cost of residential rehabilitation through work write-ups; and to perform necessary inspections of housing units participating in the City's HUD- approved programs.

Housing Activities to meet CPD Performance Framework objective (1) Decent Affordable Housing and CPD Performance Framework outcome (3) Sustainability are listed below

1. Housing Rehabilitation
1. Housing Replacement

Housing Activities to meet CPD Performance Framework objective (1) Decent Affordable Housing and CPD Performance Framework outcome (2) Affordability are listed below

1. Tenant Based Rental Assistance
1. Purchase Assistance
1. NSP Foreclosure Purchase and Resale

Economic Development Objective - To provide assistance to private for-profit businesses for any activity where the assistance is necessary or appropriate to carry out an economic development project. To strengthen and broaden Hollywood's economy by supporting and encouraging the growth of existing businesses and new investment that will create job opportunities for Hollywood's low and moderate income residents.

Economic Development Activities to meet CPD Performance Framework objective (3) Economic Opportunities and CPD Performance Framework outcome (1) Availability and Accessibility are listed below:

1. Industry Recruitment
1. Small Business Assistance
1. Job Training
1. Job Placement

General Public Service Objective - To provide public service activities within the City of Hollywood to further stabilize deteriorating neighborhoods, to offer supportive services for special needs populations and to complement the physical and economic development investment provided by the CDBG program.

3. Evaluation of past performance

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

Housing

The City of Hollywood Housing Rehabilitation Program is a useful tool to preserve affordable housing. The obvious financial benefit to LMI families is strengthened by the convenience and safety the program offers to families who are unfamiliar or frightened by the construction process.

City of Hollywood First-time Homebuyer activities educate the public on the home purchase process, credit counseling, and Fair Housing issues. In addition, the program provides down payment and closing cost assistance to eligible families. Many LMI families are not bankable for the overall purchase price of homes. Beginning in FY 2009-2010, the City used Neighborhood Stabilization Program funds to subsidize the purchase of single-family homes to increase housing choices. The City has created a partnership with non-profit developers to purchase, rehabilitate and sale foreclosed, vacant or abandoned properties to eligible buyers with embedded subsidies to make the homes affordable.

Public Services

The City of Hollywood has performance based contracts with sub recipient of CDBG funds. Sub recipients are reimbursed based upon compliance with the agreed upon outputs. In addition, sub recipients complete Outcome Measurement Tables as part of the application and are monitored based upon accomplishment of short-term outcomes. The public service activities have successfully met benchmarked requirements and satisfied the wishes of both the Community Development Advisory Board and the City of Hollywood Commission

Economic Development

Through partnerships with local non-profit agencies the City was successful in accomplishing the goals of the Community Development Advisory Board and the City of Hollywood Commission in integrating employment training, job placement assistance, small business start-up assistance, financial literacy coaching and education for an underserved population.

Public Facilities

Historically, the City of Hollywood Public Facilities program sufficiently accomplishes the primary goal of availing affordable sidewalk repair for the affected LMI households and water and sewer repair and installation for LMI neighborhoods. However, in addition to the primary goal, the bond issuance was a necessary funding source for an affordable housing development of 34 affordable units in a LMI neighborhood.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with the City of Hollywood Citizen Participation Plan, the City is to assure that citizens, public agencies and other interested parties are provided with the appropriate information on programs and activities covered by the One Year Action Plan, substantial amendments, and reporting on performance. Copies of the proposed and adopted One Year Action Plan, along with any supporting documentation, are to be provided to the public in a timely manner, in a form accessible to persons with disabilities, upon request, and at reasonable costs to encourage public comment and input.

Prior to submission of its adopted One Year Action Plan to HUD, the City is to make available to citizens, units of local governments, public and private agencies, and other interested parties information that is required for the development of the One Year Action Plan. Such information, at a minimum, includes the amount of assistance in covered programs the jurisdiction expects to receive, the range of activities that can be undertaken in the covered programs, an estimate of the amount of assistance that will benefit persons of very-low and low-income, and plans to minimize displacement of persons and assistance available to those persons who may be displaced.

The CDAB is to act as the major point of community contact and citizen participation.

The CDAB is to consist of up to fifteen (15) members appointed by the City Commission. Priority is to be given to the selection of persons residing in areas of the jurisdiction that, according to the most recent data provided by the United States Census Bureau, have concentrations greater than fifty-one percent (51%) of low and moderate income persons, as defined by HUD, residing therein. The CDAB is to be responsible for overseeing the City's citizen participation requirements set forth at 24 CFR 91.105 for HUD's Community Planning and Development programs. These responsibilities include the review of, and recommendations concerning, proposed activities under these programs, reflecting the views and general consensus of the areas of the city they represent. The CDAB is to serve in an advisory capacity to the City Commission with regard to all phases of these programs.

5. Summary of public comments

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

Public Comment deadline is July 5, 2016. There are none available to date.

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

Public Comment deadline is July 5, 2016. There are none available to date.

7. Summary

The Cost Burden of low and moderate income families is affecting the condition of housing and as a result must be addressed by both the reduction of the cost of housing and the increase of in earning power of low and moderate income families.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator		Community Development Division
HOME Administrator		Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Hollywood shares common borders with unincorporated Broward County and the cities of Dania, Davie, Fort Lauderdale, Hallandale, Miramar, Pembroke Park, and Pembroke Pines. The City has inter-local agreements with all of these governmental entities. In addition, the City interacts formally and informally with numerous state and regional agencies, utility companies, authorities, and special districts for the provision and regulation of services.

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(l))

The City of Fort Lauderdale has administrative authority over HOPWA grant allocations. In its role as lead agency, The City of Fort Lauderdale works in cooperation with the partners of the CoC institutional delivery system including the City of Hollywood, to coordinate the funding of eligible non-profit organizations to provide comprehensive services for persons and families affected by HIV+/AIDS. The City of Hollywood Social Service Coordinator pre-screens clients of reentry into the delivery system to expedite services.

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 Broward Outreach Homeless Center, located in the City of Hollywood, has received funding from Broward County through its CDBG and ESG programs to contribute to the costs involved in the provision of comprehensive services and long term transitional shelter for its clientele. The City of Hollywood has contributed CDBG funds for the expansion of this facility to include a Women and Children’s Shelter and the operation of a Scholastic Success Program for Homeless Children. In addition, the City of Hollywood funds agencies that offer services specifically targeted to persons and families exiting the CoC to prevent re-occurrences of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Because of the complexity and regional nature of the special needs populations in the area, the City will strive to support the development and expansion of facilities to address these needs through the coordination of efforts with other units of local government, including Broward County. This cooperative approach will better enable social service agencies to secure adequate funding for the special needs of families with children, the homeless, those threatened with homelessness, and those not capable of achieving independent living. The City will support grant applications by social services and other non-profit agencies that meet needs identified in this Consolidated Plan, provided the organizations demonstrate the capacity to implement the proposed activities.

In updating the Strategic Regional Policy Plan (SRPP) for South Florida, the South Florida Regional Planning Council sought the input of all local jurisdictions in the region, which includes Dade, Broward and Monroe Counties, as well as interested agencies, organizations and individuals in order to identify those strategic issues which most impact the region. The SRPP and established strategic regional goals and policies designed to move the region toward becoming a livable, sustainable and competitive community.

This strategy recognizes a set of interrelated issues requiring a systematic approach of coordinated actions on the part of all involved to achieve meaningful resolutions.

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

Table 2 – Agencies, groups, organizations who participated

1	<p>Agency/Group/Organization</p>	<p>FORT LAUDERDALE</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services-Persons with HIV/AIDS Health Agency Other government - Local Lead Agency for HOPWA</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>During the development of the Consolidated Plan, the City of Fort Lauderdale was consulted to determine the strengths and/or gaps in the institutional delivery system and the needs of those infected with HIV and/or AIDS. It was determined that the services provided were comprehensive enough to service the needs of the target community, however, the lack of funding limits the number that can be served.</p>

2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Broward County Homeless Initiative Partnership</p> <p>Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Other government - County Other government - Local Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>During the development of the Consolidated Plan, the Broward County Homeless Initiative was consulted to determine strengths and/or gaps in the institutional delivery system, homeless count, homeless facilities and needs of the at-risk community. It was determined that the services provided were comprehensive enough to service the needs of the target communities, however, the lack of funding limits the number that can be served.</p>

3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Hollywood Housing Authority</p> <p>Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Housing Authority</p>
<p>What section of the Plan was addressed by Consultation?</p>		<p>Housing Need Assessment Public Housing Needs</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>		<p>During the development of the Consolidated Plan, the Hollywood Housing Authority was consulted on the Housing needs Assessment and strategies to proceed. The City of Hollywood and the Hollywood Housing Authority have historically worked together well and have partnered to provide affordable housing and other needs to LMI residents in the City.</p>

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	The City of Hollywood Social Service Coordinator pre-screens CoC clients and refers them to proper agencies within the institutional delivery system and the City of Hollywood has funded activities within the Action Plan specifically targeted to persons and families exiting the CoC to avoid the re-occurrence of homelessness.

Table 3 – Other local / regional / federal planning efforts

Annual Action Plan
2016

Narrative (optional)

Annual Action Plan
2016

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AP-12 Participation – 91.105, 91.200(c)

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

A Citizens Needs Assessment Public Hearing was held on January 13, 2016 before the Community Development Advisory Board (CDAB) to solicit the input of citizens, appropriate public agencies, and social service organizations on the 2016-2017 One Year Action Plan. A public notice of the meeting was published in The Miami Herald Broward Main on December 16, 2015.

On March 15, 2016 and March 23, 2016 non-profit agencies seeking CDBG funding made presentations before the CDAB. Subsequently on March 30, 2016 the CDAB developed preliminary funding recommendations.

A notice to the public advising of the availability of a summary draft for public inspection of the One Year Action Plan was published in The Miami Herald Broward Main on May 23, 2016. This Draft Executive Summary and the attached One Year Action Plan Narrative for Fiscal Year 2016-2017 is made available at the Community Development Division to allow the public the opportunity to review the preliminary recommendations of the CDAB and comment. It is important to note that the activities listed in the attached One Year Action Plan Narrative for Fiscal Year 2016-2017 reflect recommendations of the CDAB. The City of Hollywood City Commission may accept or reject any recommendations made by the CDAB.

A Public Hearing will be held before the City Commission on July 6, 2016, where members of the public will be provided the opportunity to comment on the consolidated plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	On March 15, 2016 and March 23, 2016 non-profit agencies seeking CDBG funding made presentations before the CDAB. Subsequently on March 30, 2016 the CDAB developed preliminary funding recommendations that were made available on the City website an advertised in the Miami Herald Broward Main on May 23, 2016.	None to date	None to date	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-targeted/broad community	<p>A Citizens Needs Assessment Public Hearing was held on January 13, 2016 before the Community Development Advisory Board (CDAB) to solicit the input of citizens, appropriate public agencies, and social service organizations on the 2016-2017 One Year Action Plan. On July 6, 2016 the City of Hollywood City Commission held a Public Hearing to approve the plan.</p>	<p>At the Needs Assessment Public Hearing, comments were made on the need for recreational opportunities for youth and programs to assist youth in college readiness. The CDAB has decided to limit public service funds to Workforce and Education programs. One of the CDAB members was interested in revisiting the categories chosen to allow other activities.</p>	None to date	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Non-targeted/broad community	A public notice of the Needs Assessment Public Hearing and the Final Approval Public Hearing were advertised in the Miami Herald Broward Main and on the City of Hollywood website.	None to date	None to date	
4	Internet Outreach	Non-targeted/broad community	A public notice of the Needs Assessment Public Hearing and the Final Approval Public Hearing were advertised in the Miami Herald Broward Main and on the City of Hollywood website.	None to date	None to date	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Sunshine Board	Non-targeted/broad community	A public notice of the Needs Assessment Public Hearing and the Final Approval Public Hearing and all Community Development Advisory Board Meetings are posted on the City of Hollywood Sunshine Board.	None to date	None to date	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Community Development Advisory Board	Non-targeted/broad community	The 15 member Community Development Advisory Board (CDAB) provides recommendations to the City Commission on matters pertaining to federal and state community development grant funds. Its primary responsibility is to review and evaluate all funding requests under the Community Development Block Grant and other grant funds to assist in creating the City's Five Year Consolidated Plan and One Year Action Plan.	The Community Development Advisory Board recommendations were published in the Miami Herald Broward Main on May 23, 2016.	None to date	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

As an entitlement City, the City expects to receive an annual allocation of CDBG and HOME funds. The expected amount of funds for the remainder of the Con Plan anticipates that funding will not increase or decrease. In addition, the City receives State Housing Initiative Partnership funding that shall be used as HOME match funding. Finally the City expects to receive NSP-3 program income from the sale of foreclosed/abandoned properties purchased and sold by the Broward Alliance for Neighborhood Development. NSP-3 program income will be used to purchase, rehabilitate, and sale additional foreclosed/abandoned properties.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,090,177	0	0	1,090,177	Expected Amount Available Remainder of ConPlan \$ 2,180,354

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	377,358	0	0	754,716	
Other	public - federal	Acquisition Homebuyer assistance	100,000	0	0	200,000	
Other	public - state	Acquisition Homebuyer assistance Homeowner rehab	600,000	0	0	1,000,000	

Table 5 - Expected Resources – Priority Table

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

State Housing Initiative Partnership funds shall be used to satisfy matching requirements for HOME.

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

Upon occasion the City gains ownership of single family lots appropriate for the provision of affordable homeownership opportunities. In such

cases, the City partners with Liberia Economic and Social Development, Inc. (LES) a duly recognized Community Housing Development Organization (CHDO) to construct new single family homes on vacant lots for sale to HOME eligible purchasers.

Using program income derived the use of NSP funds, the City partners with the Broward Alliance for Neighborhood Development (BAND) to acquire, rehabilitate, and re-sale foreclosed and abandoned properties.

Discussion

No further discussion necessary.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Services	2014	2015	Affordable Housing	Citywide	Housing Rehabilitation - Owner Rental Rehabilitation Tenant Based Rental Assistance Affordable Housing Development Acquisition	CDBG: \$487,484	Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
3	Section 108 Debt Service	2014	2019	Affordable Housing Non-Housing Community Development	NSP Target Area Low and Moderate Income Area	Debt Service on Section 108 Loans and Other Bonds Affordable Housing Development	CDBG: \$215,000	Rental units constructed: 33 Household Housing Unit Buildings Demolished: 42 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Adams Street Bond Issuance Debt Service	2014	2019	Non-Housing Community Development	NSP Target Area Low and Moderate Income Area	Debt Service on Section 108 Loans and Other Bonds	CDBG: \$104,600	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted
5	Community Housing and Development Organization	2014	2019	Affordable Housing	Low and Moderate Income Area	Affordable Housing Development	HOME: \$56,603	Homeowner Housing Added: 1 Household Housing Unit
6	General Public Services	2014	2019	Non-Housing Community Development	Citywide	Workforce training Childcare and Afterschool Tutorials	CDBG: \$65,058	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Administration	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development General Administration	Citywide	Housing Rehabilitation - Owner Rental Rehabilitation Workforce training Childcare and Afterschool Tutorials Senior Services Tenant Based Rental Assistance Debt Service on Section 108 Loans and Other Bonds Affordable Housing Development Acquisition	CDBG: \$212,951 HOME: \$35,558	Other: 200 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Services
	Goal Description	CDBG shall act as a funding source to support various affordable housing activities. Activities shall include foreclosure acquisition, rehabilitation, and resale, housing rehabilitation, purchase assistance, and rental assistance.

3	Goal Name	Section 108 Debt Service
	Goal Description	Debt Service on Section 108 Loan that funded the acquisition and demolition of functionally obsolete and blighted rental structures.
4	Goal Name	Adams Street Bond Issuance Debt Service
	Goal Description	Debt payment on Bond to provide infrastructure improvements in two separate redevelopment areas.
5	Goal Name	Community Housing and Development Organization
	Goal Description	Construction of one single family home.
6	Goal Name	General Public Services
	Goal Description	The City has dedicated \$75,000.00 in CDBG funds toward public service efforts that aid in job readiness and education.
8	Goal Name	Administration
	Goal Description	

Table 7 – Goal Descriptions

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

55

AP-35 Projects – 91.220(d)

Introduction

In order to reduce the number of cost burdened LMI families, the City of Hollywood shall focus on the rehabilitation of the affordable housing inventory and add new affordable housing opportunities. In addition, the City shall increase the earning potential of LMI persons and families by focusing on job training, employability skills, and education.

#	Project Name
13	Housing Services
14	Administration
15	Section 108 Debt Service
16	Adams Street Debt Service
18	Hispanic Unity
19	HOPE South Florida
20	Impact Broward
22	Russell Life Skills and Reading Foundation
23	Second Chance Society
24	Washington Park Childcare
25	Development Incentives
26	CHDO Set-Aside

Table 8 – Project Information

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

Like all of South Florida the City has a housing affordability issue. In order to reduce the number of cost burdened LMI families, the City of Hollywood shall focus on the rehabilitation of the affordable housing inventory and add new affordable housing opportunities. In addition, the City shall increase the earning potential of LMI persons and families by focusing on job training, employability skills, and education. The amount of funding available to address the issue is far less than necessary to make a significant impact. Therefore, the City is seeking leveraging opportunities to overcome the funding shortage.

Projects

AP-38 Projects Summary Project Summary Information

Table 9 – Project Summary

1	Project Name	Housing Services
	Target Area	Citywide
	Goals Supported	Housing Services
	Needs Addressed	Housing Rehabilitation -Owner Tenant Based Rental Assistance Affordable Housing Development Acquisition
	Funding	CDBG: \$487,484
	Description	Staffing and soft costs related to the rehabilitation of 25 low income households, Rental assistance for 10 very low income families, and the purchase, rehabilitation and resale of 5 foreclosed properties to 5 low income households.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Staffing and soft costs related to the rehabilitation of 25 low income households, Rental assistance for 10 very low income families, and the purchase, rehabilitation and resale of 5 foreclosed properties to 5 low income households.
	Location Description	Citywide

	Planned Activities	rehabilitation of 25 low income households, Rental assistance for 10 very low income families, and the purchase, rehabilitation and resale of 5 foreclosed properties to 5 low income households.
2	Project Name	Administration
	Target Area	Citywide
	Goals Supported	Housing Services Section 108 Debt Service Adams Street Bond Issuance Debt Service Community Housing and Development Organization General Public Services Administration
	Needs Addressed	Housing Rehabilitation -Owner Rental Rehabilitation Workforce training Childcare and Afterschool Tutorials Senior Services Tenant Based Rental Assistance Debt Service on Section 108 Loans and Other Bonds Affordable Housing Development Acquisition
	Funding	CDBG: \$218,035 HOME: \$37,735
	Description	Administration
	Target Date	9/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration
3	Project Name	Section 108 Debt Service
	Target Area	NSP Target Area Low and Moderate Income Area
	Goals Supported	Section 108 Debt Service
	Needs Addressed	
	Funding	CDBG: \$215,000
	Description	Debt Service
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Debt Service
	Location Description	
	Planned Activities	Debt Service
4	Project Name	Adams Street Debt Service
	Target Area	NSP Target Area Low and Moderate Income Area
	Goals Supported	Adams Street Bond Issuance Debt Service
	Needs Addressed	Debt Service on Section 108 Loans and Other Bonds

	Funding	CDBG: \$104,600
	Description	Debt Service
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Debt Service
	Location Description	
	Planned Activities	
5	Project Name	Hispanic Unity
	Target Area	Citywide
	Goals Supported	General Public Services
	Needs Addressed	Workforce training
	Funding	CDBG: \$12,000
	Description	Employment Development Services for low and moderate income families.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Employment Development Services for 22 low and moderate income families.
	Location Description	Citywide
	Planned Activities	Employment Development Services
6	Project Name	HOPE South Florida
	Target Area	Citywide

	Goals Supported	General Public Services
	Needs Addressed	Workforce training
	Funding	CDBG: \$10,714
	Description	CDBG funds will be used to fund the engagement of area employers to encourage the hiring of formerly homeless individuals.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to fund the engagement of area employers to encourage the hiring of 13 formerly homeless individuals.
	Location Description	
	Planned Activities	CDBG funds will be used to fund the engagement of area employers to encourage the hiring of formerly homeless individuals.
7	Project Name	Impact Broward
	Target Area	
	Goals Supported	General Public Services
	Needs Addressed	Childcare and Afterschool Tutorials Senior Services
	Funding	CDBG: \$10,369
	Description	The Impact Broward Foster Grandparent program provides volunteers that are of 55 years of age or older to tutor/mentor children in grades K-5.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Impact Broward Foster Grandparent program provides volunteers that are of 55 years of age or older to tutor/mentor 38 children in grades K-5.

	Location Description	
	Planned Activities	The Impact Broward Foster Grandparent program provides volunteers that are of 55 years of age or older to tutor/mentor children in grades K-5.
8	Project Name	Russell Life Skills and Reading Foundation
	Target Area	Citywide
	Goals Supported	General Public Services
	Needs Addressed	Childcare and Afterschool Tutorials
	Funding	CDBG: \$18,100
	Description	Russell Life Skills and Reading foundation provides afterschool reading proficiency tutorials for low and moderate income students.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Russell Life Skills and Reading foundation provides afterschool reading proficiency tutorials for 100 low and moderate income students.
	Location Description	
	Planned Activities	Russell Life Skills and Reading foundation provides afterschool reading proficiency tutorials for low and moderate income students.
9	Project Name	Second Chance Society
	Target Area	Citywide
	Goals Supported	
	Needs Addressed	Workforce training
	Funding	CDBG: \$8,357

	Description	The Second Chance Society provides tuition, text books, educational materials, licensure and examination fees, background checks etc. for individuals leaving the Continuum of Care.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Second Chance Society provides tuition, text books, educational materials, licensure and examination fees, background checks etc. for 87 individuals leaving the Continuum of Care.
	Location Description	
	Planned Activities	The Second Chance Society provides tuition, text books, educational materials, licensure and examination fees, background checks etc. for individuals leaving the Continuum of Care.
10	Project Name	Washington Park Childcare
	Target Area	NSP Target Area Low and Moderate Income Area
	Goals Supported	General Public Services
	Needs Addressed	Childcare and Afterschool Tutorials
	Funding	CDBG: \$5,518
	Description	Childcare Scholarships for 2 low and moderate income client slots.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Childcare Scholarships for 2 low and moderate income client slots.
	Location Description	5731 Pembroke Road
	Planned Activities	Childcare Scholarships for 2 low and moderate income client slots.
11	Project Name	Development Incentives

	Target Area	
	Goals Supported	Housing Services
	Needs Addressed	Affordable Housing Development Acquisition
	Funding	HOME: \$283,020
	Description	HOME funds have been set-aside to incentivize affordable housing development as the opportunity arises.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	
	Planned Activities	HOME funds have been set-aside to incentivize affordable housing development as the opportunity arises.
12	Project Name	CHDO Set-Aside
	Target Area	NSP Target Area Low and Moderate Income Area
	Goals Supported	Housing Services
	Needs Addressed	Affordable Housing Development
	Funding	:
	Description	CHDO Set-Aside for the construction of a single family home to be sold to a HOME eligible family.
	Target Date	9/30/2017

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>CHDO Set-Aside for the construction of a single family home to be sold to a 1 HOME eligible family.</p>
	<p>Location Description</p>	
	<p>Planned Activities</p>	<p>CHDO Set-Aside for the construction of a single family home to be sold to a HOME eligible family.</p>

AP-50 Geographic Distribution – 91.220(f)

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

Many of the activities of the 2016-2017 Action Plan are LMI clientele specific. Therefore, the beneficiaries are primarily citywide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	85
NSP Target Area	15
Low and Moderate Income Area	

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Many of the activities of the 2016-2017 Action Plan are LMI clientele specific. Therefore, the beneficiaries are primarily citywide.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This year the City intends to conduct a Housing Rehabilitation program that will assist 25 households. It is expected that 5 households assisted under the program shall be disabled homeowners. In addition the City has increased funding for a previous year Tenant Based Rental Assistance program that is expected to serve an additional 10 households transitioning out of the Continuum of Care. The City will continue its relationship with the Broward Alliance for Neighborhood Development and Liberia Economic and Social development to construct, acquire, rehabilitate, and resale (with homebuyer assistance) 6 single family properties.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special-Needs	5
Total	41

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	1
Rehab of Existing Units	25
Acquisition of Existing Units	5
Total	41

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Hollywood Housing Authority administers both a public housing and Section 8 housing voucher program. The housing authority owns and manages 2 public housing projects which contain 120 affordable rental units. It also administers 800 Section 8 housing vouchers and has a 500 person waiting list for vouchers and a 250 person senior waiting list for Public Housing sites. The Hollywood Housing Authority has routinely scored as a high performing Housing Authority, most recently scoring a 91 out of 100 on the most recent evaluation. The physical condition of the Hollywood Housing Authority public housing units have historically been very good. In addition, the Hollywood Housing Authority has constructed affordable rentals using Low income Tax Credits and using Neighborhood Stabilization Program funds in partnership with the City. To service the accessibility needs the 250 seniors on the waiting list typically require lowered ovens and walk-in/wheel-in showers.

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

The Housing Authority shall continue to service the waiting list and hold general meeting with residents and the board to discuss public housing concerns and other supportive services needed.

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

The Hollywood Housing Authority holds a general meeting so that residents can discuss with the board any issues related to the public housing and other supportive services needed. Residents are informed of City of Hollywood homeownership initiatives and encouraged to participate.

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

N/A

Discussion

No further discussion necessary

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

Introduction

The Homeless in Broward County 2013 Point-In-time Count Report estimates that the top reason for homelessness is "Employment/Financial" followed by "Foreclosure". Also, the report estimates that 54% of the current homeless population has no financial resources. The Special Needs Population include the elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, person with alcohol or other drug addictions, persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Institutional Delivery Structure offers multiple services for the special needs population and the homeless population. First-Call for Help of Broward County is a referral agency and the first point of contact for persons in need of crisis intervention, homeless prevention, emergency shelter, transitional housing, permanent supportive housing, food, clothing, job training, etc.. First Call for Help of Broward County uses trained volunteers and a data base of all social services providers within the region including those that are a part of the Continuum of Care. In addition, the City employs a Social Service Coordinator through the Division of Community Development and a Homeless Program Coordinator through the Police Department to provide street level outreach, crisis intervention, resource linkage, needs assessment and transportation to shelters and emergency housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Broward County Homeless Initiative Partnership CoC provides homeless services including but not limited to Emergency Shelters, Transitional Housing, Permanent Supportive Housing, Homeless Prevention, Street Outreach, Counseling in Substance Abuse, Mental Health, and/or Life Skills, Childcare and Education, Employment Training and Placement, Healthcare, and Transportation needs.

The "Continuum of Housing" provides housing services through the Housing Opportunities for Persons with AIDS (HOPWA) program. In Broward County, the HOPWA program provides a variety of housing options that assist persons living with HIV/AIDS in the community. The "Continuum of Housing" programs span across Broward County and offer Emergency Transitional Housing, Assisted Living Facilities, Mental Health Housing, Substance Abuse Housing, Community-Based Housing, Project-Based Rent, Tenant-Based Rental Vouchers, short-term rent, mortgage and utilities assistance, move-in assistance and Housing Case Management.

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 CoC provides homeless services including Homeless Prevention, Counseling in Substance Abuse, Mental Health, and/or Life Skills, Childcare and Education, Employment Training and Placement, Healthcare, and Transportation needs.

In addition to the activities of the CoC, the City of Hollywood seeks to fund agencies that assist persons who are leaving transitional housing in employment support (ie tracking progress, counseling, and intervention with supervisors where appropriate and beneficial). Also, the City seeks to fund agencies that subsidize work material purchase and training cost. Simultaneously, using HOME funds in coordination with the employment support efforts, the City aids families exiting transitional housing with Tenant Based Rental Assistance to prevent persons and families that were recently homeless from becoming homeless again.

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

In addition to the Homeless Prevention activities of the CoC, the City of Hollywood employs a Social Service Coordinator who acts as a referral source for persons and families at risk of becoming homeless. The Social Service Coordinator is familiar with all regional programs that aid in homeless prevention and re-entry. The Social Service Coordinator pre-screens and refers persons/family in applying for said services on an individual basis.

Discussion

No further discussion necessary.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

The City of Hollywood Analysis of Impediments pointed out several strategies to remove or ameliorate the Barriers to Affordable Housing as follows:

Strategy 1: Continue the implementation of in-fill housing on a citywide basis.

Strategy 2: Continue operating the First-time Homebuyer program that has pre-purchase counseling, down payment and closing cost assistance to participants to purchase homes citywide.

Strategy 3: Continue to evolve marketing program to make use of any and all mediums that make contact with Low and Moderate Income Individuals in various languages.

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

The City of Hollywood has developed an Analysis of Impediments that did not point out any public policies as having a negative effect on affordable housing and/or residential investment. In addition, as required as a recipient of State Housing Initiative Partnership funds, the City of Hollywood has instituted the Affordable Housing Advisory Committee (AHAC) that reviews in any policy changes to advise the City Commission on any policies that may have a negative effect on affordable housing development.

Discussion

No further discussion necessary.

AP-85 Other Actions – 91.220(k)

Introduction

In order to foster and maintain the affordable housing stock the City will be expanding its Housing Rehabilitation activities for LMI homeowners and seek public/private partnership opportunities to develop new affordable rentals. Simultaneously, as part of its housing rehabilitation activities the City will be testing homes for the presence of lead-based paint and educating homeowners on the hazards of lead-based paint.

The housing cost in the City remains unaffordable for LMI residents. Even during market slumps, housing cost burden has historically been high within the City. Therefore, in addition to cost reduction practices, the City must seek to increase the employment opportunities for its residents by recruiting new businesses to the City and retaining desirable businesses within the City. A highly employable workforce is desirable to most businesses; therefore, the City is funding job training, job placement, and employability skills training for those difficult to place residents. Success in increasing the employability skills of Hollywood residents is not only beneficial for business recruitment/retention but also aids in the reduction of poverty-level families.

The institutional structure surrounding the efforts of the City is strong and multi-faceted. However, the need is outpacing the funding. Therefore, the City and its partners will be seeking additional funding sources and refining delivery efforts to serve the target populations.

Actions planned to address obstacles to meeting underserved needs

The condition of rental properties can be most easily addressed by Lack of landlord participation in rental rehabilitation programs shall be addressed by partnering with private developers for the construction of affordable rental properties. The City is aware that the construction of new affordable rental properties does not repair substandard rental properties. However, the availability of a new affordable option applies market pressure on the surrounding competing landlords, which would encourage property repair in order to remain marketable.

Actions planned to foster and maintain affordable housing

- Housing Rehabilitation
- Foreclosure/abandoned property rehabilitation and resale with homeowner subsidies
- Affordable rental development

Actions planned to reduce lead-based paint hazards

All participants of City of Hollywood housing programs are given in-depth information on the hazards of lead-based paint. Each housing unit in the City of Hollywood housing programs is searched for the presence of lead-based paint. If lead-based paint is identified it is abated.

Actions planned to reduce the number of poverty-level families

The City of Hollywood goal for reducing poverty-level families is to increase the earning power by:

- Recruiting businesses to the City of Hollywood and encourage the hiring of Hollywood residents.
- Retaining businesses in Hollywood by having Economic Development staff periodically meet individually with business owners and responding expeditiously to business owner request.
- Identifying the labor needs of Hollywood businesses and preparing Hollywood residents to best fill those needs.
- Increasing the employability of Hollywood residents through funding job skills training, customer service training, and/or construction training.
- Early preparation of Hollywood youth through funding effective Early Learning Programs in Subsidized Childcare and After-school tutorials that focuses on Science, Technology, Engineering and Math.

Actions planned to develop institutional structure

The institutional structure surrounding the efforts of the City is strong and multi-faceted. However, the need is outpacing the funding. Therefore, the City and its partners will be seeking additional funding sources and refining delivery efforts to serve the target populations.

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

Historically, the City has sought to leverage the funding available with private entities wherever possible in the development of housing and the provision of services. In addition, the City encourages applicants for CDBG funding to secure additional funding sources.

Discussion

No further discussion necessary.

Program Specific Requirements

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

Introduction

The City of Hollywood has deferred payment loans in the housing market, however, the program income produced has been very low amounts and therefore it is best to conservatively estimate zero program income from the CDBG funds.

The HOME program requires that a HOME investment be secured by a mechanism that ensures an affordability period for 5 to 15 years depending on the amount of investment. However, the City of Hollywood deferred loans are not forgiven and therefore exceed the HOME affordability limits.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

There is no other form of investment used other than those identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homebuyer Assistance - The City of Hollywood HOME assistance that enabled the homebuyer to buy the dwelling unit is determined to be any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., the development subsidy). The HOME assistance is secured by Deed Restriction and the City's Deferred Payment Promissory Note and Mortgage. Under the terms and conditions of the City's Deferred Payment Promissory Note and Mortgage, the debt is payable in full on the maturity date set forth in the Mortgage that is thirty years from the date of the signing or the Promissory Note and Mortgage. However at thirty (30) days prior to the maturity date, the mortgagee shall offer the mortgagor a refinancing option, pursuant to the same terms and conditions, so long as mortgagor has not defaulted on any terms or conditions set forth in the Mortgage. At maturity mortgagor is under no obligation to refinance the loan. Mortgagee may also require the principal balance of the loan to be due, in full, at any time prior to the maturity date in the event that mortgagor defaults on any term of the Mortgage including the house is sold, rented, ceases to be the primary residence of the buyer, transferred or conveyed or by any other means of title transference. The City may agree to subordinate its mortgage interest in situations where a new mortgage is required to restructure the debt.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Housing Rehabilitation - The City of Hollywood HOME assistance is any HOME investment made to rehabilitate the property and is secured by Deed Restriction and the City's Deferred Payment Promissory Note and Mortgage. Under the terms and conditions of the City's Deferred Payment Promissory Note and Mortgage, the debt is payable in full on the maturity date set forth in the Mortgage that is thirty years from the date of the signing or the Promissory Note and Mortgage.

However at thirty (30) days prior to the maturity date, the mortgagee shall offer the mortgagor a refinancing option, pursuant to the same terms and conditions, so long as mortgagor has not defaulted on any terms or conditions set forth in the Mortgage. At maturity mortgagor is under no obligation to refinance the loan. Mortgagee may also require the principal balance of the loan to be due, in full, at any time prior to the maturity date in the event that mortgagor defaults on any term of the Mortgage including the house is sold, rented, ceases to be the primary residence of the buyer, transferred or conveyed or by any other means of title transference. The City may agree to subordinate its mortgage interest in situations where a new mortgage is required to restructure the debt. The City terms exceeds the affordability limits at 24 CFR 92.254.

Rental Development - The City of Hollywood HOME assistance is any HOME investment made to acquire or rehabilitate the property and is secured by Deed Restriction, Mortgage, and Note and is due and payable at which point the property is no longer being used as an affordable rental property. The HOME investment is not forgiven and therefore exceeds the affordability limits at 24 CFR 92.254.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. However, the City of Hollywood does plan to refinance an existing debt when conducting a Housing Replacement activity as part of the rehabilitation program.

In the event that a home is not suitable rehabilitation and must be demolished and replaced, the City may find it necessary to refinance an existing private financial obligation. In those cases the repayment will be based on a calculation of 30% of the household's gross monthly income with a maximum term of 30 years. Any portion of principal loan amount not included in the payment structure will be deferred and subject to the provisions City's Deferred Payment Promissory Note and Mortgage.

Discussion

No further discussion necessary.

