

2026-2027

Annual Action Plan Summary



Prepared By:

City of Fort Lauderdale

Community Services Department

Housing & Community Development Division

C/O Sistrunk Boulevard Suite 103

Fort Lauderdale, FL 33311

Introduction

The City of Fort Lauderdale (City) is proud to present its 2026–2027 Annual Action Plan funding recommendations, which continue the goals outlined in the City’s 2025–2029 Consolidated Plan. The Consolidated Plan is a five-year strategic roadmap that guides the investment of federal resources to address housing, homelessness, community development, and economic needs throughout the City.

As required by the U.S. Department of Housing and Urban Development (HUD), the Annual Action Plan and Consolidated Plan govern the use of funds from the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) programs

The 2026-2027 proposed Annual Action Plan is strategically designed to further the goal established in the Five-Year Consolidated Plan for 2025-2029, and the Commission top priorities for FY 2027.

HOME	\$639,713.93
CDBG	\$1,561,741.00
HOPWA	\$8,316,890.00

The following sections outline the specific funding recommendations for each program category.

HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM	
PROPOSED HOME ACTIVITIES FOR 2026-2027 BUDGET	\$639,713.93
Project	Funding
Administration	\$63,971.39
HOME Program Income	\$ -
Other HOME Activities	\$575,742.54
CHDO Set-Aside	\$175,742.54
Housing Rehabilitation/Replacement	\$ -
Purchase Assistance	\$90,000.00
Tenant Based Rental Assistance, Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc. (H.O.M.E.S., Inc.)	\$310,000.00

Community Housing Development Organization Set Aside

The City is required to set aside a minimum of 15% of its annual HOME Program allocation for an eligible nonprofit organization designated as a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit company with staff capacity and experience to develop affordable housing within the community it serves.

Eligible set aside activities include the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; and new construction of homebuyer properties.

A formal Request for Proposals (RFP) process or unsolicited project proposals approved by the City Commission will be used to select one or more CHDOs to receive assistance in the form of a zero percent (0%) interest forgivable loan for the purpose of constructing new affordable housing.

HOUSING REHABILITATION/REPLACEMENT

Funds will be used to aid eligible homeowners within the City's target area of N.W. 7th Avenue on the east; Broward Boulevard on the south; I-95 on the west; and Sunrise Boulevard on the north. Assistance will support necessary improvements to ensure that homes are safe, habitable and meet current code requirements and reconstruction when units are beyond repair. Eligible improvements include, but are not limited to, roofing, electrical, plumbing, windows, heating, ventilation, and air conditioning (HVAC), accessibility improvements and other structural items. The assistance is in the form of a zero percent (0%) interest deferred loan for fifteen years with a maximum assistance amount of \$205,000 for reconstruction and up to \$30,000.00 for home repairs. There is no funding allocated to this item for this plan year.

PURCHASE ASSISTANCE

Funds will be used to provide purchase assistance to qualified homebuyers for down payment assistance, closing cost assistance and/or principal reduction. Assistance may be used for the purchase of newly constructed or existing homes including but not limited to single-family homes, townhomes, villas, or community land trust properties. The maximum contribution per unit is \$90,000.00. The purchase price limit for both existing and new construction is \$451,000 or the applicable HOME homeownership value limit established by HUD at the time of purchase. Assistance will be provided in the form of a zero percent (0%) interest deferred loan with a 15-year term. The HOME homeownership limits for the HOME units are set at 95% of the median purchase price for the area, as determined by HUD based on Federal Housing Administration (FHA) single family mortgage program data.

TENANT BASED RENTAL ASSISTANCE, HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE & EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC. (H.O.M.E.S. Inc.)

This program will provide up to 24 months of temporary rent assistance for eligible low-income residents within the City of Fort Lauderdale. The City may award directly to non-profit subrecipients and certified Community Based Development Organization organizations, to administer the program and serve qualified residents of Fort Lauderdale.

ADMINISTRATION

The City may use 10% of its annual HOME allocation and program income for administrative and planning costs.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM	
PROPOSED CDBG ACTIVITIES FOR 2026-2027 BUDGET	\$1,561,741.00
Project	Funding
Administration (subtracted from budget)	\$312,348.20
Projected CDBG Program Income (Added to budget)	\$150,000.00
CDBG Programmatic Activities	\$1,399,392.80
Minor Home Repair and Associated Project Delivery	\$215,131.65
Site Clearance for CDBO/CHDO (CIP Projects)	\$ -
NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)	
Economic Development Activities	\$100,000.00
COMMUNITY INVESTMENT PLAN - PUBLIC FACILITY/INFRASTRUCTURE IMPROVEMENTS	
Asphalt and ADA Sidewalk Improvement	\$850,000.00
PUBLIC SERVICE ACTIVITIES TOTALS	\$234,261.15
Broward House	\$20,000.00
Broward Partnership for the Homeless, Inc.	\$35,000.00
South Florida Institute on Aging	\$11,761.15
Oasis of Hope Community Development Corporation, Inc.	\$12,500.00
YMCA of South Florida	\$12,500.00
Boys and Girls Club of Broward County	\$45,000.00
Dr. Stanley and Pearl Goodman JFS of Broward County, Inc	\$35,000.00
Fellowship Recovery Community Organization, Inc (Rotary Connection)	\$40,000.00
Jack and Jill	\$15,000.00
Harmon Kids	\$7,500.00

HOUSING PROGRAMS

Funds will be used to provide minor home repairs to owner-occupied residential properties located in areas of greatest need within the City. Eligible improvements include, but are not limited to, emergency plumbing, roofing, electrical, and structural repairs necessary to ensure safe and habitable living conditions.

This program will primarily serve low- and moderate-income (LMI) households, with a focus on seniors and other vulnerable populations.

Each eligible owner-occupied property may receive up to \$40,000 in assistance, provided in the form of a forgivable loan.

SITE CLEARANCE FOR CBDO/CHDO AFFORDABLE HOUSING PROJECT

Eligible Community-Based Development Organizations (CBDOs) and Community Housing Development Organizations (CHDOs) engaged in the development of new affordable housing units may apply for funding to support demolition and site clearance activities.

These activities are intended to facilitate the development of affordable housing and support economic opportunities for low- and moderate-income (LMI) households within the City of Fort Lauderdale.

Although no funding is allocated to this activity in the current Action Plan year, the Plan may be amended, as needed, to allocate funds for this purpose.

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)

The purpose of the Neighborhood Revitalization Strategy Area (NRSA) is to continue the City's ongoing efforts to revitalize the northwest quadrant of Fort Lauderdale. The NRSA boundaries are generally defined as N.W. 7th Avenue on the east, Broward Boulevard on the south, I-95 on the west, and Sunrise Boulevard on the north.

The designated area has been structured to support targeted and efficient implementation of revitalization activities within a five-year timeframe.

For this Action Plan year, the City's Economic Development Division will provide financial incentives to microenterprises located within, or conducting business in, the NRSA, as well as to microenterprises operating in other identified low- and moderate-income (LMI) areas of the City. These activities are intended to support economic development and expand opportunities for LMI persons.

COMMUNITY INVESTMENT PLAN – PUBLIC FACILITY/INFRASTRUCTURE IMPROVEMENTS

Funds will be used to support public facility and infrastructure improvement projects located within CDBG-eligible areas. Eligible activities include, but are not limited to, infrastructure improvements, asphalt upgrades, ADA-compliant sidewalk enhancements, and wireless broadband infrastructure.

PUBLIC SERVICE ACTIVITIES

Public service agencies recommended for funding by the Community Services Board (CSB) will carry out these activities.

In accordance with HUD regulations, no more than 15% of the City's annual CDBG allocation and program income may be used to fund public service activities. The maximum amount available for public services in this Action Plan year is **\$234,261.15**.

Broward House

This project supports Broward House clients in achieving greater self-sufficiency through workforce readiness and job skills development. In partnership with local workforce organizations, participants will receive employment preparation, job readiness workshops, transportation assistance, work-related supplies, and individualized coaching.

The program advances the City's Homelessness Response and Bolster Thriving Communities priorities by helping low- and moderate-income (LMI) residents stabilize housing through increased earned-income. **Participants to be served: 40**

Broward Partnership for the Homeless, Inc. (Partnership)

Broward Partnership for the Homeless, Inc. operates the Central Homeless Assistance Center (CHAC), a 230-bed emergency shelter in Fort Lauderdale that serves more than 1,000 households experiencing homelessness annually. The program provides solution-focused services designed to support individuals and families in improving health, securing employment, and obtaining stable housing.

Funding will support the provision of essential services, including food, hygiene and sanitation supplies, hurricane preparedness items, facility supplies, and transportation assistance such as bus passes to access employment, housing, and medical services.

This program serves low- and moderate-income (LMI) individuals and families experiencing homelessness. **Participants to be served: 1,000**

South Florida Institute on Aging

The Senior Companion Program engages volunteers aged 55 and older, many of whom are low- and moderate-income (LMI) individuals, to provide weekly in-home companionship, support, and respite services to older adults, individuals with disabilities, and caregivers experiencing isolation.

These services help reduce social isolation, support caregivers, and enable participants to maintain independence and continue living safely in their homes.

This program primarily serves low- and moderate-income (LMI) elderly individuals and persons with disabilities. **Participants to be served: 20**

Oasis of Hope Community Development Corporation, Inc.

Funds will be used to support low- and moderate-income (LMI) first-time homebuyers and homeowners at risk of foreclosure within the City of Fort Lauderdale. Services may include housing counseling, financial education, and foreclosure prevention assistance to

promote housing stability and sustainable homeownership. **Participants to be served: 420**

YMCA of South Florida

Funds will be used to support the YMCA Employment Navigation (YEN) Program, which empowers residents of the Sistrunk community and surrounding areas by connecting them to job-related resources, including skills training, certifications, and employment opportunities. The program also addresses barriers to employment by providing support related to childcare, healthcare, and housing stability. This program serves low- and moderate-income (LMI) individuals and families. **Participants to be served: 150**

Boys and Girls Club of Broward County

The Boys & Girls Club of Broward County delivers youth development programs that meet young people where they are. At the core of its work is the Boys & Girls Club Formula for Impact, a framework built around four priority outcome areas: Academic Success, Character and Leadership, Health and Well-being, and Life and Workforce Readiness.

Funds will be used to support after-school activities for low- and moderate-income (LMI) school-aged children residing in Fort Lauderdale. **Participants to be served: 150**

Dr. Stanley and Pearl Goodman JFS of Broward County, Inc.

Funds will support the Pathways to Stability: Financial Assistance and Housing Support Program, which provides stabilization services to low- and moderate-income (LMI) residents of Fort Lauderdale who are at risk of eviction, homelessness, or utility disconnection. Services may include case management, housing support, and limited financial assistance to address immediate housing crises.

The program prioritizes vulnerable populations, including seniors aged 55 and older, individuals with disabilities, unemployed or underemployed adults, and families with children. These services are designed to promote housing stability and prevent homelessness among at-risk households. **Participants to be served: 5–10**

Fellowship Recovery Community Organization, Inc. (Rotary Connection)

Rotary Connection, a division of Fellowship Recovery Community Organization, Inc., is a community-based transportation and engagement program designed to remove mobility barriers for individuals experiencing homelessness in Fort Lauderdale. The program provides reliable, scheduled, no-cost transportation connecting participants to essential services, including shelters, healthcare providers, social service agencies, veteran services, identification services, employment resources, and behavioral health providers.

The program also offers reunification assistance, helping eligible participants reconnect with family and support networks across the country.

Rotary Connection primarily serves low- and moderate-income (LMI) individuals experiencing homelessness, particularly unsheltered residents who face significant barriers to accessing care and stabilization services. In addition to transportation, trained resource navigators provide onboard support to connect participants with appropriate services and promote long-term engagement. **Participants to be served: 100**

Jack and Jill Center

Funds will be used to expand access to Applied Behavior Analysis (ABA) therapy within the Early Childhood Education Program located at 1315 W. Broward Boulevard in Fort Lauderdale. The program will serve low- and moderate-income (LMI) preschool children who demonstrate significant social-emotional, behavioral, developmental, or learning challenges that impact school readiness and classroom participation.

These services are designed to improve developmental outcomes and support successful early learning experiences. **Participants to be served: 15**

Harmon Kids, Inc.

Funds will be used to provide literacy and math tutoring to low- and moderate-income (LMI) youth in Fort Lauderdale. The program will deliver structured academic intervention and homework assistance to improve academic performance and overall school readiness. **Participants to be served: 25**

CDBG ADMINISTRATION – GENERAL ADMINISTRATION

Funds will be used for program administrative costs associated with the planning, management, and oversight of community development activities, including subrecipient monitoring and compliance.

In accordance with HUD regulations, the City may allocate up to 20% of its annual CDBG allocation and program income for general administrative costs.

Due to reduced overall funding levels for HUD programs, the City will utilize the full allowable administrative allocation to ensure effective program administration and maintain service delivery levels.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM	
PROPOSED HOPWA ACTIVITIES FOR 2026-2027 BUDGET:	\$8,316,890.00
*Unspent prior years funding will be utilized first	
Project	Funding
Administration	\$249,506.70
Homeless Management Information System	\$60,000.00
Housing Quality Standards Inspector	\$170,000.00
Resource Identification	\$10,000.00
HOPWA PROGRAMMATIC ACTIVITIES	\$7,827,383.30
REQUESTING AGENCIES	
Broward House, Inc.	\$3,921,392.94
Facility Based Housing (FBH/FAC)	\$1,145,000.00
Project Based Rental Assistance (PBR)	\$1,190,038.05
Tenant Based Rental Voucher (TBRV)	\$1,586,354.89
Broward Regional Health Planning Council (BRHPC)	\$2,773,584.36
Permanent Housing Placement (PHP)	\$269,352.00
Short Term Rent, Mortgage, and Utilities (STRMU)	\$530,648.00
Tenant Based Rental Voucher (TBRV)	\$1,913,584.36
Temporary Emergency Housing Voucher (TEHV)	\$60,000.00
Mount Olive Development Corporation (MODCO)	
Project Based Rental Assistance (PBR)	\$352,406.00
*Additional \$82,812.11 funded from FY23/24	
Care Resource Community Health Centers, Inc. (Care Resource)	
Non-Housing Supportive Services - Housing Case Management (HCM),	\$266,500.00
*Additional \$75,260.61 funded from FY23/24	
Legal Aid Service of Broward County	
Non-Housing Supportive Services - Legal Services	\$190,000.00
Sunshine Social Services (SunServe)	
Non-Housing Supportive Services -Housing Case Management (HCM)	\$323,500.00
*Additional \$75,260.61 funded from FY23/24	

*Additional prior-year funds noted above are not included in the current program year allocation totals.

FACILITY-BASED HOUSING (FAC): Broward House, Inc

Facility-Based Housing (FAC) provides housing in a multi-person, multi-unit residential setting designed as an alternative to institutional care. The program supports individuals living with HIV/AIDS by preventing or delaying the need for institutionalization and offering a transitional environment with appropriate supportive services.

Participants in FAC are expected to require ongoing supportive services to maintain housing stability and access appropriate care. In accordance with HOPWA regulations, the sponsor must certify that residents receive an adequate level of supportive services and coordinate with qualified service providers on an ongoing basis. Eligible facility-based housing models include community residences, single-room occupancy (SRO) dwellings, short-term or transitional housing, and other HUD-approved housing types.

Each participant may remain in the program for up to 365 days. If a longer stay is necessary, the agency must submit an extension request to the City. Approval of an extension is not guaranteed; however, the City may authorize up to two six-month extensions, as appropriate.

Each resident is required to maintain an individualized housing plan that outlines measurable goals to support transition to permanent housing, another subsidy, or self-sufficiency. Progress is expected at the following intervals:

- 0–45 days: stabilization
- 46–90 days
- 91–180 days
- 181–270 days: transition planning phase
- 271–365 days
- Day 365: transition to permanent housing or another subsidy

This program supports the development and operation of community residences and other supportive housing facilities.

PROJECT BASED RENTAL ASSISTANCE (PBR): Broward House, Inc. & Mount Olive Development Corporation

Funds will be used to support project-based rental assistance for housing units operated by nonprofit organizations serving low-income persons living with HIV/AIDS.

Participants will contribute toward housing costs based on program requirements, paying the greater of 10% of gross income or 30% of adjusted income toward rent and utilities.

Rental payments will be made directly to the property owner, and utility payments will be issued directly to the utility provider. No payments will be made directly to program participants.

TENANT BASED RENTAL VOUCHERS (TBRV)

Funds will be used to provide rental assistance to low-income persons or families with HIV/AIDS so they may live in private, independent apartment units. Assisted households will be required to pay no more than 10% of their gross income or 30% of their adjusted income toward rent and utilities, whichever amount is greater. The voucher will cover the remaining cost. A utility allowance will be used to determine applicable utility expenses.

Payments will be made directly to the property owner or management company, as well as to the designated utility company. No payments will be made directly to any client.

The TBRV Program operates using a waitlist. The waitlist application portal will be advertised in the Sun Sentinel when vouchers become available.

PERMANENT HOUSING PLACEMENT (PHP)

Funds will be used to support a rapid re-housing program that assists low-income persons living with HIV/AIDS in securing permanent housing.

Eligible costs associated with obtaining housing may include:

- Application fees and credit checks
- First month's rent, last month's rent, and security deposits (not to exceed two months' rent)
- Security deposits, which are program funds returned to the program upon the participant's exit from the unit
- One-time utility connection fees and related processing costs

Payments will be made directly to the property owner or management company. Utility connection payments will be issued directly to the utility provider. No payments will be made directly to program participants.

SHORT-TERM, RENT, MORTGAGE, & UTILITIES (STRMU)

Funds will be used to provide short-term emergency financial assistance to low-income persons living with HIV/AIDS to prevent homelessness and maintain housing stability.

Eligible assistance includes payments for rent, mortgage, and utilities. Assistance is limited to a maximum of 13 weeks per year per household, with a lifetime maximum of 39 weeks. Participants may request a waiver for additional assistance, not to exceed 21 additional weeks, as permitted under program guidelines.

Payments will be made directly to the property owner, mortgage company, and/or utility provider. No payments will be made directly to program participants.

TEMPORARY EMERGENCY HOUSING VOUCHERS (TEHV)

Temporary Emergency Housing Vouchers (TEHV) provide short-term hotel or motel lodging for low-income persons living with HIV/AIDS who are experiencing:

- homelessness,
- displacement due to crisis,
- unsafe or uninhabitable housing conditions, or
- other emergency situations where no immediate housing alternative is available.

Assistance is limited to a maximum of 60 days in accordance with federal regulations. Participants are required to have an established housing plan and exit strategy to transition to stable, permanent housing.

NON-HOUSING SUPPORTIVE SERVICES: HOUSING CASE MANAGEMENT (HCM): Care Resource Community Health Centers, Inc. (d/b/a Care Resource) and Sunshine Social Services (d/b/a SunServe)

Funds will be used to provide housing case management services to low-income persons living with HIV/AIDS. These services focus on supporting housing stability and improving access to essential resources, rather than providing direct financial assistance or housing subsidies.

Eligible HOPWA-funded Housing Case Management activities include:

1. Developing individualized housing service plans to help participants establish or maintain a stable living environment;
2. Providing linkages to resources and services that reduce the risk of homelessness; and
3. Improving access to healthcare and supportive services for participants not receiving facility-based housing, project-based rental assistance, or tenant-based rental assistance.

NON-HOUSING SUPPORTIVE SERVICES: LEGAL SERVICES: Care Resource Community Health Centers, Inc. (d/b/a Care Resource) and Sunshine Social Services (d/b/a SunServe)

Funds will be used to provide legal services to low-income persons living with HIV/AIDS to support housing stability. These services do not include direct financial assistance or housing subsidies. Eligible HOPWA-funded legal services include advocacy, legal advice, and direct legal representation for participants referred through the non-housing subsidy case management program. Services may address:

- Eviction and foreclosure proceedings;
- Three-day notices and other eviction-related actions;
- Landlord-tenant disputes involving executed (signed) leases; and
- Housing unit habitability issues.

Providers may not represent participants in matters related to appeals of HOPWA program termination due to program violations.

HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS)

Funds will be used to support the Homeless Management Information System (HMIS), an automated data system that facilitates service coordination, data collection, and reporting for HOPWA-funded activities.

HMIS connects HOPWA resources with the lead Continuum of Care (CoC) agency, supporting the coordination of housing and supportive services, including those funded under the Ryan White HIV/AIDS Program.

The system enables tracking of participant outcomes, improves service delivery, and ensures compliance with federal reporting requirements.

ADMINISTRATION

In accordance with HOPWA regulations, the City, as the grantee, may use up to 3% of the total grant for administrative costs. Project sponsors may use up to 7% of their individual project allocations for administrative expenses.

Administrative funds will support program operations, including staffing, subrecipient monitoring services, and office space necessary to effectively administer the HOPWA program.

HOUSING QUALITY STANDARDS (HQS) INSPECTOR

Funds will be used to conduct Housing Quality Standards (HQS) inspections for approximately 800 units annually to ensure compliance with HUD requirements.

Inspections will be performed prior to the approval of new rental leases, move-in assistance, homeless prevention assistance, and new housing assistance payment (HAP) contracts, as well as during the annual recertification process.

The HUD-52580 inspection report will be completed for all initial, annual, failed, and special inspections. All completed reports will be maintained in the participant file in accordance with program requirements.

GO SECTION 8 DATABASE

Funds will be used to support access to the GoSection8 database to assist HOPWA subrecipients in maintaining compliance with federal requirements. The database will be utilized to obtain rent reasonableness determinations and to identify affordable housing units throughout Broward County, supporting housing placement and program compliance.

CONCLUSION

The City of Fort Lauderdale's 2026–2027 Annual Action Plan reflects a strategic and coordinated investment of federal resources to address housing affordability, homelessness, and community development needs. Through the HOME, CDBG, and HOPWA programs, the City continues to prioritize housing stability, economic opportunity, and the delivery of essential services to low- and moderate-income residents.

These investments are aligned with the City's Consolidated Plan goals and are designed to produce measurable outcomes that enhance quality of life, promote self-sufficiency, and strengthen communities throughout Fort Lauderdale.