

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CONSOLIDATED PLAN FISCAL YEAR 2025-2029
AND
ANNUAL ACTION PLAN- FISCAL YEAR 2025-2026



PREPARED BY:
CITY OF CORAL SPRINGS
COMMUNITY DEVELOPMENT DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES

SUBMITTED TO:
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
MIAMI FIELD OFFICE
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Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City's Mission Statement is, "To provide an innovative, sustainable, high-performing organization that strives to make decisions and measure progress based on economic, social, and environmental factors improving the quality of life for the residents, businesses and visitors of the diverse community we serve". The Vision of the Consolidated Plan supports this mission in prioritizing resources and adopting objectives for meeting the goals for decent housing, a suitable living environment, and expanding economic opportunities for very low- to moderate-income residents. These priorities will expand and strengthen partnerships throughout the City and foster joint ventures between government agencies, private and nonprofit organizations in the production and operation of affordable housing, job training, job creation, community services and commercial and neighborhood revitalization. The City of Coral Springs has already committed itself to similar goals through its Neighborhood Partnership Program, Neighborhoods with Integrity Program, Capital Improvements Program and the Housing Incentives of the Comprehensive Plan.

The Department of Housing and Urban Development (HUD) awards each county Community Development Block Grant (CDBG) Funds to support development and build stronger more resilient communities throughout the United States. In those communities where the population is 50,000 or greater are considered entitlement cities, receive an annual portion of these funds based on the needs of those residing within the community. As an entitlement city, the City of Coral Springs has received an annual CDBG Fund allocation since 2000 and is currently embarking on its next five-year cycle to promote affordable housing initiatives and socio-economic programs to address identified community and economic development. In Fiscal Year 2025, the City of Coral Springs will receive \$794,085 in CDBG funds. To receive CDBG funding, the City must identify local housing and community development needs, resources, and socioeconomic impediments and work toward building viable neighborhoods. The result of the assessment is the City of Coral Springs Consolidated Plan 2025-2029 (ConPlan).

The ConPlan serves as a strategic planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, and guides the use of CDBG funding based on applications to HUD.

In addition to CDBG, the City is a member of the Broward County HOME Consortium and receives HOME Investment Partnerships Program funds through the Consortium. The HOME Program is the largest federal block grant designed exclusively to create affordable housing for Low to Moderate Income (LMI) households. Eligible uses of HOME funds include new construction, rehabilitation, homebuyer assistance, and direct rental assistance. Under an Interlocal Agreement (ILA), the City receives an annual allocation of HOME funds through the Consortium; however, because Coral Springs is not a direct recipient of HOME funds from HUD, these funds are not programmed within this ConPlan.

2. Summary of the objectives and outcomes identified in the Plan [Needs Assessment] Overview

The City of Coral Springs has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, Market Analysis and community participation and stakeholder consultation process. Through these efforts, the City has identified five priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

<input checked="" type="checkbox"/> Priority Need Decent Housing Which includes:	<input checked="" type="checkbox"/> Priority Need: Suitable Living Environment Which includes:	<input type="checkbox"/> Priority Need: Expanded Economic Opportunities Which includes:
<input type="checkbox"/> assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/> improving the safety and livability of neighborhoods	<input type="checkbox"/> job creation and retention
<input type="checkbox"/> assisting persons at risk of becoming homeless	<input type="checkbox"/> eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/> establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/> retaining the affordable housing stock	<input checked="" type="checkbox"/> increasing the access to quality public and private facilities	<input type="checkbox"/> the provision of public services concerned with employment
<input type="checkbox"/> increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/> reducing the isolation of income groups within areas through spatial deconcentrating of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/> the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan

<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input checked="" type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

3. Evaluation of past performance

As part of compliance with HUD regulations, the City develops an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to evaluate progress toward the strategic goals outlined in its Five-Year Consolidated Plan.

In FY 2023-2024, the City was awarded \$779,528 in CDBG funds from HUD. The table below is a list of approved projects in FY 2022-2023, funding allocations and the status of the projects as of March 1, 2025. The majority of the funds were used for activities that benefited low-to moderate-income residents.

Table #1

Project	Amount	Status
Fire Hydrant for Affordable Housing Development Project	\$190,264.48	Completed – Substantial change on June 26, 2024 added \$120,000.00 to project.
Home Repair	\$106,383.35	Underway
Youth Scholarship	\$50,000.00	Completed
Senior Recreation and Functional Training	\$26,929.20	Completed
Senior Recreation & Therapeutic Program	\$40,000.00	Completed
Forest Hill Park Lighting Project – Phase II	\$150,000.00	Completed
NW 28 th Street Sidewalk Replacement – South	\$85,309.85	Completed
NW 89 th Drive Sidewalk Replacement – West	\$65,000.00	Completed
Planning and Administration	\$155,905.60	Completed

Evaluation of Past Performance

Public Services

The senior programs continue to be one of the most robust and enriching programs available within the City. As of April 30, 2025 there were **983** seniors enrolled in the program in FY25. A total of **200** recreational and sports scholarships were awarded to youth in the City.

Home Repair Program

The Home Repair Program continues to be one of the most sought-after grants offered to residents. The City continues to support the maintenance of our housing stock by providing assistance in the rehabilitation of owner occupied dwellings for the very low- to moderate-income residents. Seventeen homes are receiving home repair assistance through various funding sources (State Housing Initiative Partnership (16 SHIP and 1 CBDG). One project utilized CBDG funding for construction and the remaining sixteen utilized CBDG funding for soft costs.

Summary of FY 2024-2025

In the current FY 2024-2025, the City received \$788,542. Below is the status of the projects identified in the City's FY 2024-2025 Action Plan:

Table #2

Project	Amount	Status
Home Repair	202,552.30	Underway
Youth Scholarship	\$50,000.00	Underway
Senior Recreational and Functional Training	\$28,281.30	Underway
Senior Recreation and Therapeutic Program	\$40,000.00	Underway
Pride Promoters Park	\$225,000.00	Underway
NW 88 th Avenue	\$85,000.00	Underway
Planning and Administration	\$157,708.40	Underway

4. Summary of citizen participation process and consultation process

The City of Coral Springs has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first year 2025 AAP. The CPP provides details for public notice for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of Coral Springs and City Commission, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearings. Details of these outreach efforts are provided below:

PUBLIC COMMENT PERIOD: The City conducted two public comment periods. A 15-day public comment period was held on April 28, 2025 to May 12, 2025. A 30-day public comment period was held from May

13, 2025 through June 13, 2025, to give the public an opportunity to review and make comments on the draft Consolidated Plan and first year 2025 AAP.

PUBLIC HEARING: The City of Coral Springs Planning and Zoning Board held a Public Hearing on Monday, May 12, 2025 at 6:30 P.M. in the Commission Chambers, Coral Springs City Hall, located at 9500 West Sample Road, Coral Springs, Florida 33065.

A second public hearing was held during the City of Coral Springs City Commission meeting on June 18, 2025 at 6:30 P.M. in the City of Coral Springs Commission Chambers, Coral Springs City Hall, located at 9500 West Sample Road, Coral Springs, Florida 33065. Interested parties were encouraged to attend and participate.

Details of citizen participation outreach for the Consolidated Plan and first year 2025 AAP are also located in the PR-15.

PUBLIC MEETINGS: The City held a public meeting with citizens and community stakeholders to present background information on the grant programs, solicit feedback, give citizens an opportunity to take surveys and provide answers to general questions about the program. The meeting was held on April 29, 2025.

COMMUNITY & STAKEHOLDER SURVEYS:

The City held a community survey in partnership with Broward County. The link to the Community Survey is: <https://www.research.net/r/Broward-Community>.

The City held a stakeholder survey in partnership with Broward County. The link to the Stakeholder Survey is: <https://www.research.net/r/Broward-Stakeholder>.

5. Summary of public comments

PUBLIC COMMENT PERIOD: No comments received to date.

PUBLIC HEARING: No comments received to date.

PUBLIC MEETINGS: No comments received.

COMMUNITY & STAKEHOLDER SURVEYS: A summary of survey results will be included after the citizen participation process period ends, if applicable.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

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

Not applicable

7. Summary

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the FY 2025-2026 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The FY 2025-2026 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Report (CAPER).

Not only are the priority needs in the City identified through the needs assessment and market analysis, but the City also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2009-2013 & 2019-2023 American Community Survey (ACS) 5-Year Estimates, Longitudinal Employer-Household Dynamics (LEHD), US Bureau of Labor Statistics, and other local data sources. Data for map analysis came from the 2019-2023 ACS.

The Process

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

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

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

Table 1- Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	CORAL SPRINGS	DEVELOPMENT SERVICES DEPARTMENT/ COMMUNITY DEVELOPMENT DIVISION
CDBG Administrator	CORAL SPRINGS	DEVELOPMENT SERVICES DEPARTMENT/ COMMUNITY DEVELOPMENT DIVISION
HOPWA Administrator	N/A	
HOME Administrator	BROWARD COUNTY	BROWARD COUNTY FINANCE & HOUSING DIVISION
HOPWA-C Administrator	N/A	

Narrative

The City of Coral Springs Development Services Department - Community Development Division is the lead agency and is responsible for HUD entitlement CDBG grants. The Division is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

During the preparation of the Consolidated Plan and first year Annual Action Plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

Consolidated Plan Public Contact Information

Tina Jou
Director of Development Services
City of Coral Springs
9500 W Sample Road
Coral Springs, FL 33065
TJou@coralsprings.gov
954-344-1157

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Coral Springs conducts extensive outreach to local organizations and the public to solicit input in the development of the 2025-2029 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City conducted a stakeholder survey to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City. The following section highlights these relationships, and the agencies and organizations consulted.

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 Coral Springs enhances coordination among housing providers, nonprofit organizations, health agencies and public sector partners to address housing stability, public services and homelessness. The Community Development Division within the Development Services Department leads these efforts, administering CDBG funds to support public services, housing rehabilitation and infrastructure improvements for low- to moderate-income households.

Extensive interdepartmental coordination has occurred this year to define the needs of neighborhoods. Additionally, the City meets regularly with local stakeholders and providers to exchange solutions in addressing the obstacles facing those experiencing homelessness or those at risk of becoming homeless. This concerted awareness has added a valuable layer of care for those we serve. The City of Coral Springs is an active member in the Broward County Consumer Advocacy Committee (CAC), Broward HOME Consortium and participates in the homeless Continuum of Care (CoC).

Coral Springs works closely with the Broward County Continuum of Care (CoC) through its participation in the Broward County Homeless Initiative Partnership (HIP). As an active CoC participant, the City contributes to coordinated planning and supports collaborative efforts to address homelessness, including prevention, emergency shelter, transitional and permanent housing and wraparound services. The City also partners with the Housing Options, Solutions, and Support Division (HOSS-D) to support programs that serve individuals with mental health conditions, disabilities, and those in recovery, with a focus on expanding supportive housing and improving service access.

The Public Works Department and Community Engagement-Emergency Preparedness Departments collaborate with Broward County to assess and mitigate local hazards, including flood risks and infrastructure vulnerabilities, as part of its broader emergency preparedness efforts. The City integrates resiliency strategies into its capital planning and infrastructure projects, ensuring improved public safety and responsiveness to extreme weather events.

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.

Although the City of Coral Springs does not receive ESG funds, it actively participates in the evaluation of the and implementation of written standards with local stakeholders to address funding or resources that impact the homeless.

Homeless services in Broward County are delivered through a coordinated network of government agencies, nonprofit providers, housing developers, and support organizations for veterans, youth, and persons with disabilities. The City of Coral Springs actively participates in the Broward County Continuum of Care (CoC) through partnerships with the Homeless Initiative Partnership (HIP) and the Housing Options, Solutions, and Support Division (HOSS-D).

The CoC addresses all aspects of homelessness, including prevention, outreach, emergency shelter, transitional and permanent housing and supportive services. Broward County operates three regional Homeless Assistance Centers and has introduced innovative programs such as the County's first homeless medical respite care facility.

Coral Springs collaborates with HIP and HOSS-D to align services and expand capacity for those most in need. Efforts include applying best practices, enhancing supportive housing for individuals with disabilities and mental health needs, improving discharge planning, and increasing access to mainstream benefits and mentoring programs. Although the City does not receive ESG funds directly, its participation ensures residents can access services through the County's coordinated entry system.

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

Although the City of Coral Springs does not receive ESG funds, it actively participates in the evaluation of the and implementation of written standards with local stakeholders to address funding or resources that impact the homeless. Its participation ensures residents can access services through the County's coordinated entry system.

Nonetheless, Coral Springs benefits from the regional administration of the Homeless Management Information System (HMIS) from HIP, the lead agency for the regional CoC. HMIS is a web-based software application to collect demographic information and service outcome information on people served. HMIS is utilized to record and store client-level information about the numbers, characteristics, and information of the homeless population that receives assistance over time. The goal of HMIS is to understand the extent and nature of the homeless population, understand patterns of service use, and measure the effectiveness of programs. Policies and procedures of the HMIS system can be viewed at the CoC website: <https://www.broward.org/Homeless/Documents/HMIS-Policies-Procedures-Manual.pdf>

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

A copy of the proposed 2025-2029 Consolidated Plan was sent to the agencies list below.

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Broward County Family Success Center
	Agency/Group/Organization Type	Housing Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs has a close partnership with Broward County Family Success Center to discuss topics such as housing needs and program guidance to financial stability
2	Agency/Group/Organization	FL-601 Broward County Homeless Initiative Partnership
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral springs partners with Broward County's HIP in homeless prevention and response strategies.
3	Agency/Group/Organization	Broward County Minority Builders Coalition, Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs partners with Broward county minority Builders Coalition with regular discussions on program regulations and eligibility.

4	Agency/Group/Organization	Center for Independent Living
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs as a partnership with the Center of Independent Living for individuals and families with disabling conditions to receive, training, and other resources for affordable housing and sustainable living.
5	Agency/Group/Organization	Coral Springs Community Chest
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City is fortunate to partner with the Coral Springs Community Chest who assist residents within Coral Springs with emergency housing assistance, temporary shelter placement, rental assistance and financial stability training.
6	Agency/Group/Organization	Broward Housing Solutions
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs has a close partnership with Broward Housing Solutions to discuss topics such as housing needs and program guidance to financial stability
7	Agency/Group/Organization	Broward County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Broward County Housing Authority is the local PHA in the area and consults with the housing needs assessment and public housing needs in the plan.
8	Agency/Group/Organization	City of Coral Springs Parks and Recreation Department
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Parks and Recreation Department utilizes CDBG funding to support senior and youth programs.
9	Agency/Group/Organization	Meals on Wheels South Florida
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs partners with Meals on Wheels South Florida with regular discussions on program regulations and eligibility.
10	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Coral Springs partners with Habitat for Humanity to discuss topics such as housing needs and program regulations and eligibility. The City gave land to Habitat and granted \$375,000.00 to develop 13 townhomes.

Table 3- Other Local/regional/federal efforts

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 Housing Options Solutions and Support Division (HOSSD)	The City does not receive public or private funds to address homeless needs. The City participates in Broward County's Continuum of Care Program which includes the following fundamental components; Homelessness Prevention, Outreach and assessment to identify individuals or family's needs to make connections to facilities and services, immediate shelter and safe haven, decent alternatives to the streets; Transitional housing and necessary social services, independent living skills, etc. and permanent housing or permanent supportive housing.
City of Coral Springs Comprehensive Plan	City of Coral Springs	The Comprehensive Plan promotes affordable housing, mix of housing types, economic development and community development efforts.
City of Coral Springs Capital Improvement Plan (CIP)	City of Coral Springs	The CIP identifies goals to install and improve needed public improvements and facilities to address community needs.
City of Coral Springs Strategic Plan	City of Coral Springs	City's overall goals and priorities as it related to affordable housing, economic development and community development efforts.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In preparing the 2025-2029 Consolidated Plan and Fiscal Year 2025 Annual Action Plan (AAP), the City of Coral Springs engaged internal departments, nonprofit organizations, social service providers and regional stakeholders to shape strategies for affordable housing, public services and community development. The Development Services Department, through its Community Development Division, led the coordination of these efforts.

The City consulted with key partners, including the Broward County Family Success Center, the Broward County Minority Builders Coalition, the Center for Independent Living and the Coral Springs Community Chest to assess community needs and identify service gaps. Feedback from these consultations helped inform the City's priorities, which include expanding access to housing rehabilitation, enhancing services for seniors and youth, and improving infrastructure in low- to moderate-income neighborhoods.

Coral Springs also participates in the Broward County Continuum of Care (CoC) through its collaboration with the Broward Homeless Initiative Partnership (HIP) and Housing Options, Solutions, and Support Division (HOSS-D). While the City does not receive ESG funding directly, it supports regional efforts to prevent and reduce homelessness through coordinated entry, shelter placement and supportive services for vulnerable populations.

The City remains committed to fostering partnerships, maximizing federal resources and coordinating with local and county agencies to address the evolving needs of its low- and moderate-income residents.

PR-15 Citizen Participation - 91.401, 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

The Citizen Participation Plan (CPP) in accordance with the Housing and Community Development Act of 1974, as amended and 24 CFR Part 91, Subpart B: Citizen Participation and Consultation sets forth the citizen participation plan requirements. This section of the Act provides for and encourages citizen participation with emphasis on persons of very low- to moderate-income, in addition to identified targeted areas of slum and blighted. Consistent with the Act, the City of Coral Springs provides citizens reasonable and timely access to local meetings, information and records. Technical assistance is also available to those residents who are in need and/or representative groups. The CPP details the process of identifying needs, reviewing proposed activities and evaluating program performance by conducting hearings and advertising meeting details and materials.

The CPP sets forth the City's policies and procedures for citizen participation in developing the Consolidated Plan, annual action plans, any substantial amendments to such plans, and development of the Consolidated Annual Performance and Evaluation Report (CAPER).

The CPP is available to the general public. Upon request, the City will provide the CPP in a form accessible to persons with disabilities (i.e. oral or large print for visually impaired). In addition, copies can be delivered to interested parties if requested.

Advertisement

The City of Coral Springs will make available to citizens, public agencies, and other interested parties the summary of proposed projects and the amount allocated to each project. This information will be published for comment on the Broward County Legal Notice webpage and may be published in other local newspapers at the City's discretion.

The City responds to all complaints from citizens related to the consolidated plan, amendment of the plan, or the performance report. The City will provide a timely, substantive written response to every written citizen question and/or concern within 15 working days, where practicable.

Citizen Participation Outreach

Table 4– 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 Comment Period Legal Notice	Non-targeted/ broad community	A 15-day public comment period was held from April 28, 2025 through May 12, 2025 to give the public an opportunity to review and make comments on the draft Consolidated Plan and first year 2025 AAP.	No public comments received to date.	All comments accepted.	
2	Stakeholder Meeting	Targeted/ broad community	A stakeholder meeting was held on April 29, 2025 at City Hall 9500 West Sample Road, Coral Springs, FL 33065.	No public comments received to date.	All comments accepted.	
3	Planning and Zoning Board Meeting Legal Notice	Non-targeted/ broad community	A community meeting was held on May 12, 2025 at City Hall, 9500 West Sample Road, Coral Springs, FL 33065.	No public comments received to date.	All comments accepted.	
4	Legal Notice	Non-targeted/ broad community	A 30-day public comment period was held from May 13, 2025 through June 12, 2025 to give the public an opportunity to review and make comments on the draft Consolidated Plan and first year 2025 AAP. A draft copy of the FY 2025-2026 Action Plan is located at the City of Coral Springs Community Development Division, located at 9500 West Sample Road, Coral Springs, Florida 33065.	No public comments received to date.	All comments accepted.	

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	Public Hearing Legal Notice	Non-targeted/broad community	A second public hearing was held at the City Commission Meeting on June 18, 2025 at 6:30 P.M. in the Commission Chambers, Coral Springs City Hall, located at 9500 West Sample Road, Coral Springs, Florida 33065.	No public comments have been received to date.	All comments accepted.	
6	Community Survey	Non-targeted/broad community	The City offered an online community survey, in partnership with Broward County, to gather input on the housing, fair housing, community development and homeless needs in Coral Springs. See below the link to the survey. https://www.research.net/r/Broward-Community	Full survey results will be provided after the citizen participation process.	All comments accepted.	
7	Stakeholder Survey	Targeted/broad community	The City offered a stakeholder survey, in partnership with Broward County, to gather input on the housing, fair housing, community development and homeless needs in Coral Springs. See below the link to the survey https://www.research.net/r/Broward-Community	Full survey results will be provided after the citizen participation process.	All comments accepted.	

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The 2025-2029 Consolidated Plan (ConPlan) for Coral Springs establishes a strategic framework for addressing the city's most critical community development needs over the next five years. As an abbreviated ConPlan, this assessment focuses on non-housing community development priorities, including public facilities, infrastructure improvements, and essential public services, while also considering broader demographic and economic trends that influence resource allocation.

To develop a comprehensive understanding of community needs, the City has conducted quantitative data analysis, engaged with stakeholders, gathered public input, and leveraged institutional knowledge from previous initiatives. By incorporating data from the U.S. Census Bureau, the U.S. Department of Housing and Urban Development (HUD), the Bureau of Labor Statistics, and local planning efforts such as Coral Springs' Housing Needs Assessment (HNA), the City ensures that funding decisions reflect both current conditions and anticipated trends.

This needs assessment serves as a foundation for identifying gaps in services, infrastructure, and public resources, guiding the allocation of federal, state, and local funding. By analyzing demographic shifts, economic conditions, and service accessibility, the City can prioritize investments that strengthen community resilience and support long-term sustainability.

Through this data-driven approach, Coral Springs aims to align funding with the evolving needs of its residents, ensuring that public facilities, infrastructure, and essential services remain accessible and responsive to the city's growth.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Coral Springs requires ongoing investment in public facilities to support its growing population and enhance residents' quality of life. According to the City's Capital Improvements Element of the Comprehensive Plan, Coral Springs is committed to constructing and redeveloping public facilities to address current deficiencies, accommodate future growth, and replace aging infrastructure.

The City's Public Works Department serves approximately 134,906 residents, providing essential services such as fleet management, facilities maintenance, streets, landscaping and utilities. To maintain and improve these services, the city must ensure public facilities, including administrative buildings, community centers and recreational venues, are adequately maintained and upgraded to meet current and future demands. Full details concerning these and other types of infrastructure improvements and prevention are identified within the Capital Improvement Element and Stormwater Master Plan.

Additionally, the City of Coral Springs has a growing need for public facilities that support arts, culture, and community engagement. As outlined in the City's 2025–2030 Public Art Master Plan, there is a clear emphasis on expanding cultural infrastructure to accommodate a range of artistic and civic programming. Continued investment in public facilities (i.e. water supply plant, sidewalk improvements, etc.) will ensure that Coral Springs remains a culturally rich, resilient and welcoming community for residents and visitors alike.

How were these needs determined?

The needs for public facilities in Coral Springs have been identified through comprehensive planning efforts, including the city's Capital Improvement Element, Stormwater Master Plan, and the Public Art Master Plan. These documents outline goals, objectives, and policies based on assessments of current infrastructure, projected population growth and community input. By analyzing existing conditions and future trends, the city ensures that public facility investments align with residents' needs and support sustainable development.

Describe the jurisdiction's need for Public Improvements:

Coral Springs recognizes the necessity of continuous public improvements to maintain infrastructure quality and meet evolving community needs. The City's Comprehensive Plan underscores several key priorities—most notably in transportation, stormwater management, and recreational infrastructure—backed by dedicated planning policies and funding mechanisms.

Transportation improvements are a major focus. The City has divided its jurisdiction into two major Concurrency Districts—the North Central Multi-Modal Transportation District and the Northwest Standard Concurrency District—each with distinct Level of Service (LOS) standards to ensure mobility,

access, and safety for all users. Public improvements in these districts are prioritized through coordination with Broward County and the Metropolitan Planning Organization to enhance transit coverage, increase bus shelter availability, and maintain acceptable service volumes on arterial roads. The City's Transportation Element also supports bicycle and pedestrian connectivity, Complete Streets principles, and context-sensitive roadway enhancements, with added funding from the Mobility Advancement Program Surtax used for project planning and construction.

In terms of stormwater and drainage infrastructure, the City faces challenges due to its low-lying topography and proximity to the Everglades. Public improvements are necessary to mitigate localized flooding risks and maintain stormwater flow capacity. The City works closely with special districts such as the North Springs Improvement District and Coral Springs Improvement District to identify needed drainage facilities. These systems must be upgraded and maintained to withstand increasingly frequent and intense rainfall events, as outlined in the Utilities and Drainage Goals of the Comprehensive Plan.

How were these needs determined?

The identification of public improvement needs in Coral Springs results from strategic planning initiatives, such as the Comprehensive Plan and specific elements like the Transportation and Capital Improvements Elements. These plans incorporate data analysis, community feedback, and collaboration with regional agencies to assess infrastructure conditions and prioritize projects. By aligning with local and regional goals, the City ensures that public improvements effectively address current challenges and future demands.

Describe the jurisdiction's need for Public Services:

Coral Springs continues to experience a growing need for public services that address the diverse social, physical, and economic challenges faced by its residents—particularly among low- to moderate-income households. As the City's population grows and becomes increasingly diverse in age and background, so too does the demand for supportive services that promote health, and stability.

Youth in the community benefit from access to safe, structured environments outside of school hours that encourage physical activity, personal development, and social connection. However, affordability remains a barrier for many families, creating a need for services that reduce cost burdens and increase participation in recreational and enrichment activities.

For older adults, there is a heightened need for services that help maintain independence, prevent isolation, and promote healthy aging. Many seniors, especially those on fixed incomes, rely on low- or no-cost programs that offer opportunities for social engagement, physical activity, and wellness support.

Overall, public service needs in Coral Springs reflect the City's commitment to enhancing community development. Targeted investments are essential to meeting the needs of vulnerable populations and

ensuring that all residents—regardless of age, income, or ability—can access the resources necessary for a safe, active, and connected life.

How were these needs determined?

The determination of public service needs in Coral Springs involves analyzing demographic data, assessing service utilization rates and engaging with community stakeholders. Through public meetings, surveys, and collaborations with local organizations, the city identifies service gaps and areas for enhancement. This participatory approach ensures that public services are responsive to residents' evolving needs and contribute to the community's overall well-being.

Housing Market Analysis

MA-05 Overview

Market Analysis Overview:

This section provides an overview of the housing, economic, workforce, and demographic conditions shaping Coral Springs' business environment and employment landscape. As part of the South Florida metropolitan region, the City's economy is influenced by regional job trends, commuting patterns, and workforce development efforts. Coral Springs benefits from its proximity to major economic hubs, including Fort Lauderdale and Miami, but also faces challenges in aligning local job opportunities with the skills and education levels of its residents.

Coral Springs has a sizable and diverse workforce, yet many residents commute outside the city for employment, underscoring the need for business expansion and workforce development initiatives. While the city offers a strong commercial base, continued efforts to attract higher-paying industries and skilled jobs are essential. Educational attainment remains a key factor in economic mobility, with higher levels of education linked to lower unemployment rates and increased workforce participation. Strengthening partnerships between local businesses, educational institutions, and workforce training programs will be critical to ensuring residents have access to sustainable, well-paying careers.

Economic development efforts in Coral Springs focus on attracting new businesses, supporting entrepreneurs, and enhancing infrastructure to promote long-term economic stability. The City collaborates with regional and state organizations to foster a business-friendly environment, expand employment opportunities, and make strategic investments in workforce readiness and transportation accessibility. These initiatives play a crucial role in addressing the local worker-to-job imbalance and ensuring that economic growth benefits residents across all income levels.

As Coral Springs continues to develop, it faces both opportunities and challenges in maintaining economic resilience and workforce alignment. By fostering a competitive and inclusive economy, the City can strengthen its local industries, expand job opportunities, and support long-term prosperity for its residents.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides an overview of Coral Springs' economic development, with a focus on key areas such as business sector employment, unemployment rates, commuting times, and education levels. The accompanying table outlines employment distribution across the city's business sectors. Additionally, the analysis delves into trends in unemployment, average commuting times for workers, and educational attainment, all of which play significant roles in shaping Coral Springs' economic landscape and future growth.

Economic Development Market Analysis

Table 5 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	76	18	0%	0%	0%
Arts, Entertainment, Accommodations	6,820	5,792	10%	14%	4%
Construction	4,086	2,189	6%	5%	-1%
Education and Health Care Services	14,965	6,451	22%	15%	-7%
Finance, Insurance, and Real Estate	4,464	2,431	7%	6%	-1%
Information	1,225	1,918	2%	5%	3%
Manufacturing	3,682	1,062	5%	3%	-2%
Other Services	3,429	1,283	5%	3%	-2%
Professional, Scientific, Management Services	11,014	8,065	16%	19%	3%
Public Administration	2,349	1,600	3%	4%	-1%
Retail Trade	9,999	7,974	15%	19%	4%
Transportation and Warehousing	3,679	526	5%	1%	-4%
Wholesale Trade	2,646	2,617	4%	6%	2%
Total	68,434	41,926	-	-	-

Data Source: 2019-2023 ACS (Workers), 2022 LEHD (Jobs)

Data Source Comments: The most recent year available for LEHD data was 2022.

Share of Workers

Coral Springs faces a significant worker-to-job imbalance, underscoring the need to expand local employment opportunities. The City’s labor force includes 68,434 working residents, yet only 41,926 jobs exist within the Coral Springs. This disparity forces over one-third of the city’s workforce—nearly 27,000 individuals—to commute elsewhere for employment, contributing to longer commute times and reducing overall quality of life.

The mismatch between available jobs and skilled workers is particularly evident across several key industries:

- **Education and Health Care Services** – Over 8,500 more skilled workers than available jobs.
- **Retail Trade** – Around 2,000 more skilled workers than local jobs
- **Professional, Scientific, Management Services** – Almost 3,000 more workers than local job opportunities.

To bridge this gap, Coral Springs must focus on attracting and expanding businesses in sectors where skilled workers already exist. Aligning economic development strategies with workforce strengths can create sustainable job growth, reduce outbound commuting, and retain more economic activity within the city. Enhancing local employment opportunities will not only improve workforce stability but also contribute to Coral Springs’ long-term economic resilience and growth.

Table 6 - Labor Force

Total Population in the Civilian Labor Force	72,593
Civilian Employed Population 16 years and over	68,623
Unemployment Rate	2.8%
Unemployment Rate for Ages 16-24	13.1%
Unemployment Rate for Ages 25-65	4.7%

Alternate Data Source: ACS 2019-2023; BLS Unemployment 2023
Data Source Comments: All data except Unemployment Rate from 2019-2023 ACS

Unemployment Rate

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the city level, limiting its ability to reflect localized trends within specific neighborhoods or tracts.

Table 7 – Unemployment Rate, BLS- Coral Springs, FL

2022 Unemployment Rates

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
3.5	3.0	2.9	2.7	2.6	2.9	2.8	2.8	2.5	2.6	2.5	2.2

2023 Unemployment Rates

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2.6	2.5	2.4	2.3	2.6	3.0	3.0	3.1	3.0	3.2	3.0	2.8

In 2023, Coral Springs maintained a relatively low unemployment rate, with a slight increase overall. The unemployment rate began at 2.6% in January, reached its first low of 2.3% in April, experienced a slight increase during the summer months to remain stable through November while ending the year at 2.8%. Compared to the previous year (2022), this trend reflects a slight overall increase in unemployment while still remaining very low, indicating a strengthening local workforce.

Despite minor fluctuations, Coral Springs' unemployment rate remained lower than national averages, demonstrating the resilience of its labor market and stable economic conditions. Looking ahead, expanding local job opportunities and aligning workforce development efforts with industry demands will be essential to maintaining employment stability and fostering economic growth.

Unemployment Rate Highlights

The map highlights unemployment disparities across Coral Springs, with the southeastern and two northern census tracts experiencing the highest rates, exceeding 8%. In contrast, most areas report unemployment below 6%, with some below 2%.

These disparities indicate unequal access to employment, likely influenced by industry presence, workforce training and transportation connectivity. Targeted economic development and workforce initiatives will be essential to expanding job access and reducing unemployment in high-need areas, fostering a more inclusive and balanced labor market.



Occupations by Sector	Number of People
Management, business and financial	28,568
Farming, fisheries and forestry occupations	39
Service	12,011
Sales and office	16,983
Construction, extraction, maintenance and repair	4,906
Production, transportation and material moving	6,116

Consolidated Plan

Occupations by Sector

The "Occupations by Sector" table highlights the distribution of job types across various industries in Coral Springs, providing a different perspective from a previous table that categorized jobs by industry sector. For example, managerial roles—whether in corporate offices or retail—are classified under "Management, Business, and Financial" in this table, whereas they would be categorized based on industry in the prior table.

In Coral Springs, the largest occupational group is the Management, Business, and Financial sector, which accounts for approximately 28,568 jobs. The second largest occupational category is Sales and Office, comprising 16,983 jobs. These sectors include key roles such as managers, financial analysts, business professionals, sales and administration roles, underscoring the significance of both professional and sales-related occupations within the City's workforce.

Table 9 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,378	50.4%
30-59 Minutes	24,063	41.2%
60 or More Minutes	4,906	8.4%
Total	58,347	100%

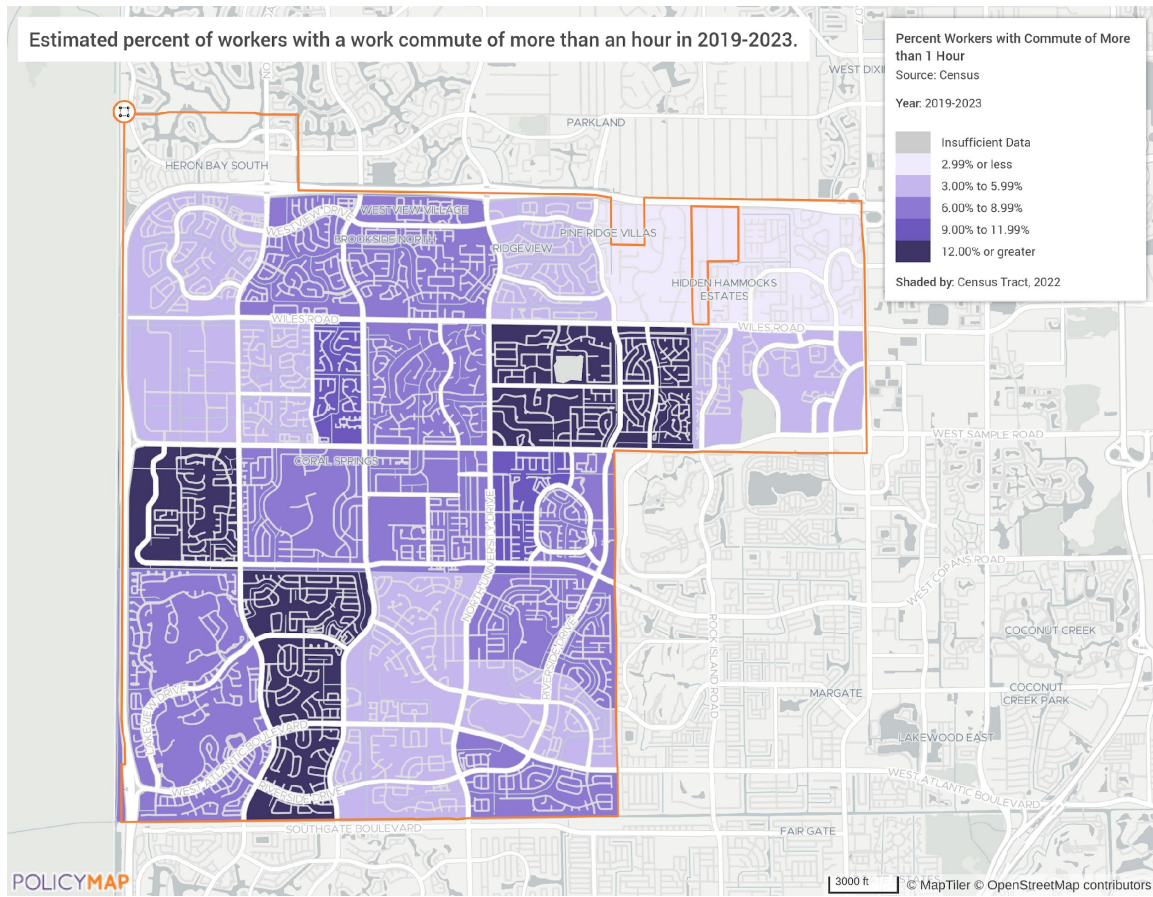
Data Source: 2019-2023 ACS

Commute Travel Time

Coral Springs has a moderate prevalence of long commutes, with most areas reporting between 3% and 9% of workers traveling over an hour for work. However, certain areas, marked by darker shading, exceed 12%, indicating a higher reliance on distant employment.

These patterns highlight the need for expanded local job opportunities and enhanced transportation infrastructure to alleviate commute burdens, improve work-life balance, and support economic sustainability.

Commuter Time More Than 1 Hour



Inflow-Outflow of Jobs in 2022

The map below illustrates the job inflow and outflow in Coral Springs, highlighting the city's significant commuting patterns. Only 7,699 Coral Springs residents are employed within city limits, while approximately 52,560 residents commute outside the city for work. Conversely, 34,227 individuals who work in Coral Springs live outside the city, demonstrating a reliance on external labor sources. This imbalance underscores the need for expanded local job opportunities to retain more of Coral Springs' workforce within the city, reducing commute times and strengthening the local economy.

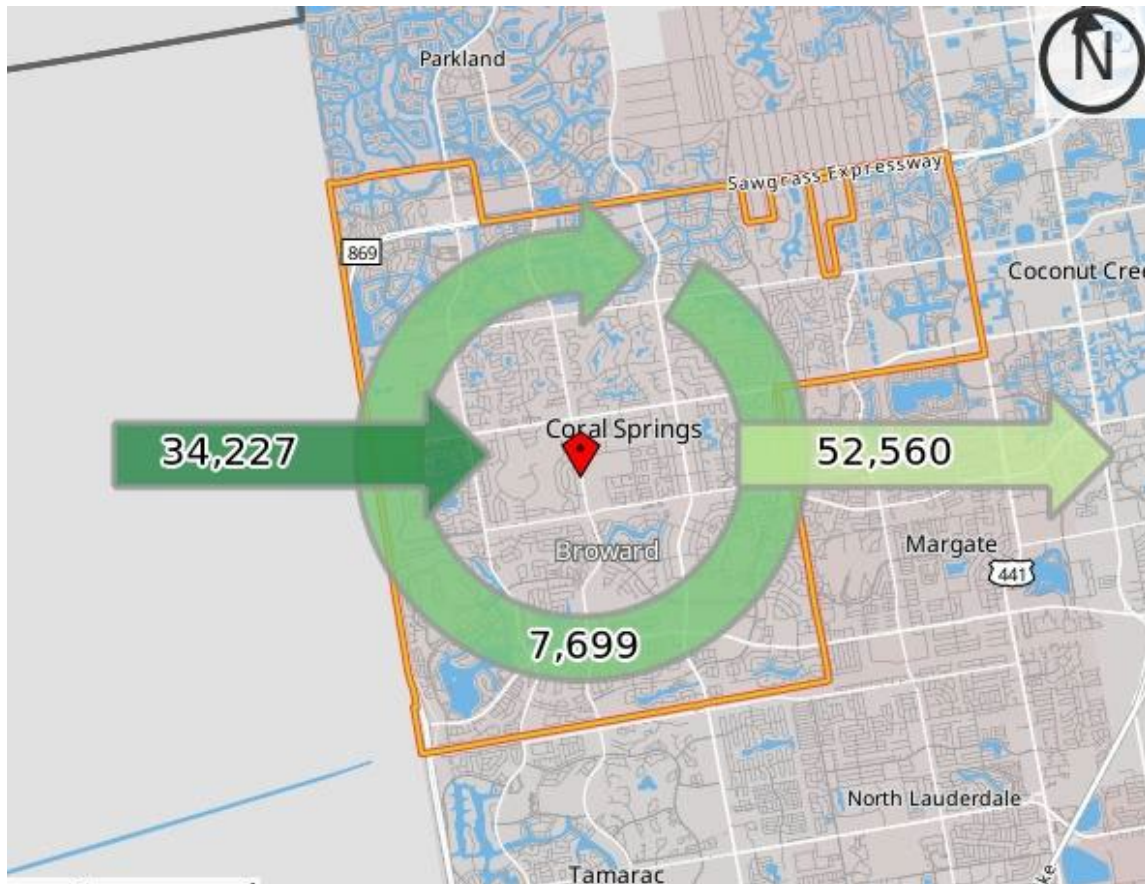


Table 10- Inflow Job Count

	Count
Employed in the Selection Area	41,926
Employed and Living in the Selection Area	7,699
Employed in the Selection Area but Living Outside	34,227
Living in the Selection Area but Employed Outside	52,560

Data Source: 2022 LEHD Inflow/Outflow Job Counts

Education:

Table 11 - Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,864	220	764
High school graduate (includes equivalency)	12,045	1,349	2,698
Some college or Associate's degree	18,953	1,206	2,730
Bachelor's degree or higher	24,608	547	3,569

Data Source: ACS 2019-2023

Educational Attainment by Employment Status

Educational attainment is a key determinant of economic success, influencing both employment stability and earning potential. In Coral Springs, unemployment rates vary significantly by education level: residents without a high school diploma face a 7.9% unemployment rate, while those with a bachelor's degree or higher experience a much lower rate of 1.9%.

Labor force participation also increases with educational attainment. Only 72.6% of residents without a high school diploma are active in the workforce, nearly 12.9% lower than the 85.5% participation rate of those with a bachelor's degree or higher. These trends highlight the importance of workforce development programs, job training initiatives, and higher education access in expanding employment opportunities and enhancing economic mobility for Coral Springs residents.

Table 12 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	168	119	331	469	1,307
9th to 12th grade, no diploma	1,326	497	584	790	835
High school graduate, GED, or alternative	4,680	4,127	3,111	8,632	4,878
Some college, no degree	2,969	3,353	4,058	7,177	2,792
Associate's degree	1,183	1,868	2,261	4,036	1,295
Bachelor's degree	993	4,701	5,458	8,386	2,929
Graduate or professional degree	174	1,747	2,819	5,670	2,906

Data Source: ACS 2019-2023

Educational Attainment by Age

The previous table provides a detailed breakdown of educational attainment by age for residents 18 and older in Coral Springs, offering insight into education trends and their impact on workforce development and economic mobility. While higher education levels are generally more prevalent among older age groups, this pattern is not universal.

In Coral Springs, those with undergraduate (associate degree and bachelor's Degree) as well as graduate or professional degrees are most common among residents aged 45 to 65, reflecting an established workforce with extensive career experience and advanced educational attainment. Those between the ages of 25 and 44 also have a notable percentage of individuals who have obtained some level of college education. These trends emphasize the importance of continued access to education and skill development programs to support a diverse and evolving labor market, ensuring that workers of all ages have the qualifications needed to succeed in Coral Springs' economy.

Table 13 - Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$34,445
High school graduate (includes equivalency)	\$37,675
Some college or associate's degree	\$46,277
Bachelor's degree	\$61,502
Graduate or professional degree	\$75,519

Data Source: ACS 2018-2022

Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In Coral Springs, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a bachelor's degree typically earns almost 80% more than the income of someone without a high school diploma, while those with a graduate or professional degree can expect to earn twice as much as someone with a high school education. Over the span of a career, this income disparity becomes even more pronounced. Based on the figures in the table above—and not accounting for inflation, an individual with a bachelor's degree who works from age 23 to 62 can expect to earn approximately \$2.4 million over their career. In comparison, someone with only a high school diploma working from age 18 to 62 may earn around \$1.5 million, resulting in a lifetime earnings gap of nearly \$900,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Education and Health Care Services sector is a cornerstone of Coral Springs' economy, accounting for 14,965 workers, which represents just over one-fifth of all local employment. Conversely, the Professional, Scientific, Management Services sector and the Retail Trade sector provide the largest shares of local job opportunities with around 8,000 jobs in each sector accounting for approximately 19% of all jobs each.

The Education and Health Care Services sector demonstrates a significant workforce-job mismatch. Approximately 14,965 residents are trained for jobs in this field—the largest concentration of skilled workers in the city—yet only 6,451 jobs exist locally. This disparity highlights an opportunity for targeted economic development efforts to attract more education and healthcare-related employers to Coral Springs, aligning job availability with workforce skills and reducing the need for residents to commute elsewhere for employment.

These industries are critical to Coral Springs' economic stability, providing essential services, workforce opportunities, and long-term growth potential. Expanding local job opportunities in underrepresented fields will be key to balancing employment distribution and strengthening the city's economic resilience.

Describe the workforce and infrastructure needs of the business community:

Coral Springs' business community requires a skilled workforce and robust infrastructure to sustain economic growth and competitiveness. The City has implemented several initiatives to address these needs, focusing on workforce training, economic development services, and infrastructure enhancements.

Workforce Needs:

- **Vocational Training:** According to the City of Coral Springs, workforce training initiatives have been prioritized to align skills with industry demands. Programs focus on vocational training to enhance competencies for job seekers and employees, supporting local businesses and driving economic growth.
- **Economic Development Services:** Based on information from the Coral Springs Economic Development Office, the city provides workforce development assistance, including recruitment and training services in partnership with organizations like CareerSource South Florida. These efforts help businesses access skilled labor and ensure the local workforce remains competitive.

Infrastructure Needs:

- **Downtown Revitalization:** The Downtown area is a major redevelopment initiative designed to enhance the city's business infrastructure. These mixed-use projects will feature residential units, a hotel, and commercial spaces, promoting business growth and attracting investment.
- **Community Redevelopment Initiatives:** The City is investing in infrastructure improvements to enhance walkability, parking, landscaping, and green spaces. These efforts aim to create a more business-friendly environment and improve the overall quality of life for residents and workers.

By prioritizing workforce development and infrastructure improvements, Coral Springs is actively fostering a business-friendly environment, ensuring long-term economic resilience and sustainability.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Coral Springs is actively pursuing several initiatives poised to significantly impact its economic landscape in both the short and long term.

Major Changes with Economic Impact:

- **Downtown Revitalization:** The City has approved an updated Community Redevelopment Agency (CRA) Master Plan focusing on a 136-acre area centered around Sample Road and University Drive. This plan emphasizes mixed-use development, infrastructure enhancements, and the creation of public open spaces, aiming to transform the downtown area into a vibrant economic hub.
- **Cornerstone Development Project:** This mixed-use development includes residential units, commercial spaces, and restaurants. By attracting new businesses and residents, the project is expected to stimulate job creation and bolster economic growth in the area.
- **Transportation Infrastructure Improvements:** The Broward Metropolitan Planning Organization's Transportation Improvement Program for FY 2025-2029 outlines several projects in Coral Springs, including bike lane and sidewalk enhancements on Northwest 39th Street and pedestrian safety improvements on Royal Palm Boulevard. These upgrades aim to improve accessibility and safety, thereby supporting local businesses and encouraging economic activity.

Needs Arising from These Changes:

- **Workforce Development:** The anticipated influx of businesses and industries necessitates a workforce equipped with relevant skills. Expanding vocational training programs and strengthening partnerships between local businesses and educational institutions will be crucial to meet this demand.
- **Business Support Services:** As new businesses establish themselves in Coral Springs, there will be a growing need for support services, including assistance with site selection, permitting, and workforce recruitment. The Economic Development Office plays a pivotal role in facilitating these services to ensure a smooth business setup and operation process.
- **Infrastructure Development:** The planned developments will increase the demand for robust infrastructure, encompassing transportation, utilities, and public amenities. Strategic investments in these areas are essential to support the expanding business community and enhance the quality of life for residents.

By proactively addressing these needs, Coral Springs aims to create a thriving economic environment that attracts investment, fosters business growth, and provides ample employment opportunities for its residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of Coral Springs' workforce exhibit both strengths and misalignments with available employment opportunities. A significant portion of the workforce has attained higher education levels, with nearly 60% of employed civilians holding at least some college education or an associate's degree, and a strong representation of workers with bachelor's degrees or higher. However, the local job market does not fully reflect this educational attainment, as industries with high employment demand, such as retail trade, construction, and accommodation services, often require lower educational credentials. Additionally, sectors that typically demand more specialized skills, such as manufacturing, finance, and professional services, show a gap where the number of local jobs does not meet the supply of qualified workers, potentially contributing to commuting trends outside the city for employment.

This discrepancy highlights a need for workforce development efforts to better align local job opportunities with resident qualifications. Expanding business support initiatives and fostering partnerships between educational institutions and high-demand industries could help bridge skill gaps, enhance career pathways, and create a more balanced labor market within Coral Springs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Coral Springs is actively engaged in workforce training initiatives, collaborating with local organizations and educational institutions to enhance workforce skills and align with both immediate and long-term economic goals. These programs support job seekers, businesses, and industries in building a more competitive and sustainable labor market.

Local Workforce Training Initiatives:

- **Vocational Training Expansion:** According to the City of Coral Springs, efforts are underway to expand vocational training programs, particularly through the Coral Springs Regional Institute of Public Safety. These programs aim to improve job readiness and provide skill-building opportunities for individuals seeking employment across various industries.
- **CareerSource Broward Programs:** Based on information from CareerSource Broward, the local Workforce Investment Board provides occupational training programs that offer eligible residents scholarships of up to \$12,000 to cover tuition, books, and supplies. These initiatives align the workforce's skills with employer needs, promoting both career advancement and regional economic growth.
- **Broward UP by Broward College:** According to Broward College, the Broward UP initiative expands educational access and workforce training opportunities, particularly in communities with higher unemployment rates. The program offers free courses designed to improve employability and meet local industry demands.

Support from Community Colleges and Educational Institutions:

- **Atlantic Technical College:** Based on information from Atlantic Technical College, the institution offers workforce training programs in automotive technology, business management, health sciences, information technology, and manufacturing. These programs equip students with practical skills aligned with local business needs.
- **McFatter Technical College:** According to McFatter Technical College, the school provides adult vocational training in fields such as health sciences, information technology, and culinary arts. Additionally, its magnet high school prepares students for both higher education and workforce entry, strengthening the local talent pipeline.

Alignment with Coral Springs' Goals:

These workforce training initiatives are strategically aligned with Coral Springs' economic development objectives by:

- **Enhancing Employability:** Skill development programs reduce unemployment rates and improve job readiness, ensuring more residents have access to stable career opportunities.
- **Meeting Industry Needs:** Based on information from CareerSource Broward, targeted training ensures that the local workforce possesses the qualifications required by employers, thereby attracting businesses and supporting long-term economic growth.
- **Promoting Economic Development:** According to Broward College, a highly skilled workforce makes Coral Springs more competitive in attracting and retaining businesses, supporting both job growth and overall economic resilience.

Through these collaborative efforts, Coral Springs is fostering a strong and adaptable workforce that can support economic sustainability and long-term prosperity.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, Coral Springs actively participates in the regional Comprehensive Economic Development Strategy (CEDS) planning through its Economic Development Office (EDO).

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As part of the South Florida Regional Planning Council's (SFRPC) jurisdiction, Coral Springs contributes to the South Florida CEDS (2022-2027), which outlines a framework for economic development investments in Broward, Miami-Dade, and Monroe Counties. This strategy prioritizes workforce development, infrastructure investments, and business resiliency to strengthen the region's economy. Coral Springs' participation ensures that local projects align with these broader objectives, promoting coordinated efforts to attract investment, enhance business expansion, and create job opportunities.

Local and Regional Economic Development Initiatives:

1. Downtown Revitalization and Cornerstone Development Project:

The Downtown area offers mixed-use projects featuring residential units, retail spaces, office areas, and plans for a hotel. This initiative aims to revitalize the downtown core by attracting businesses, infrastructure enhancement, the creation of public open spaces to increase foot traffic, and strengthening the local economy. Investments in this project will create jobs and enhance Coral Springs' position as a business-friendly city.

2. **CareerSource Broward Workforce Training Programs:**

Based on information from CareerSource Broward, workforce development initiatives focus on skills training, job placement, and career advancement opportunities for residents. Programs such as the Occupational Training Scholarship offer funding up to \$12,000 for eligible job seekers to gain credentials in high-demand industries, ensuring a well-prepared labor force for businesses in Coral Springs.

3. **Broward County Comprehensive Plan – Economic Development Element:**

Coral Springs aligns with Broward County’s Comprehensive Plan, which prioritizes business retention, infrastructure investment, and strategic land use to foster economic sustainability. The plan emphasizes transportation improvements, commercial corridor redevelopment, and regional business support initiatives that benefit Coral Springs' long-term growth.

Impact on Coral Springs’ Economic Growth:

These coordinated efforts are expected to significantly shape Coral Springs’ economic landscape by:

- **Attracting New Businesses:**

Investments in downtown revitalization and commercial development make Coral Springs an attractive location for businesses seeking growth opportunities.

- **Job Creation:**

Workforce training programs and new business investments will generate employment, reducing unemployment and strengthening the local economy.

- **Community Revitalization:**

Infrastructure enhancements, business support initiatives, and mixed-use development projects contribute to a vibrant business environment, increasing property values and improving residents' quality of life.

Through active participation in regional strategies and the implementation of targeted local initiatives, Coral Springs is positioning itself for sustained economic growth and long-term prosperity leading into 2029 and beyond.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines “housing problems” based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Coral Springs, housing issues are infrequent overall, except for cost burden. According to the 2019-2023 ACS 5-Year Estimates, the citywide rates are as follows:

- Cost Burden Renters: 63.5%
- Cost Burden Homeowners: 29.8%
- Overcrowding: 4.0%
- Lack of Complete Plumbing Facilities: 0.3%
- Lack of Complete Kitchen Facilities: 0.3%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the citywide averages, using HUD's definition of “disproportionate.” This threshold in Coral Springs is 10 percentage points higher than the city average, equating to: a cost burdened renter above 73.5%, a cost burdened homeowner above 39.8%, overcrowding above 14.0%, lack of plumbing facilities above 10.3%, and lack of kitchen facilities above 10.3%.

In Coral Springs, there are no tracts that meet the criteria for having more than one concentrated housing problem.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

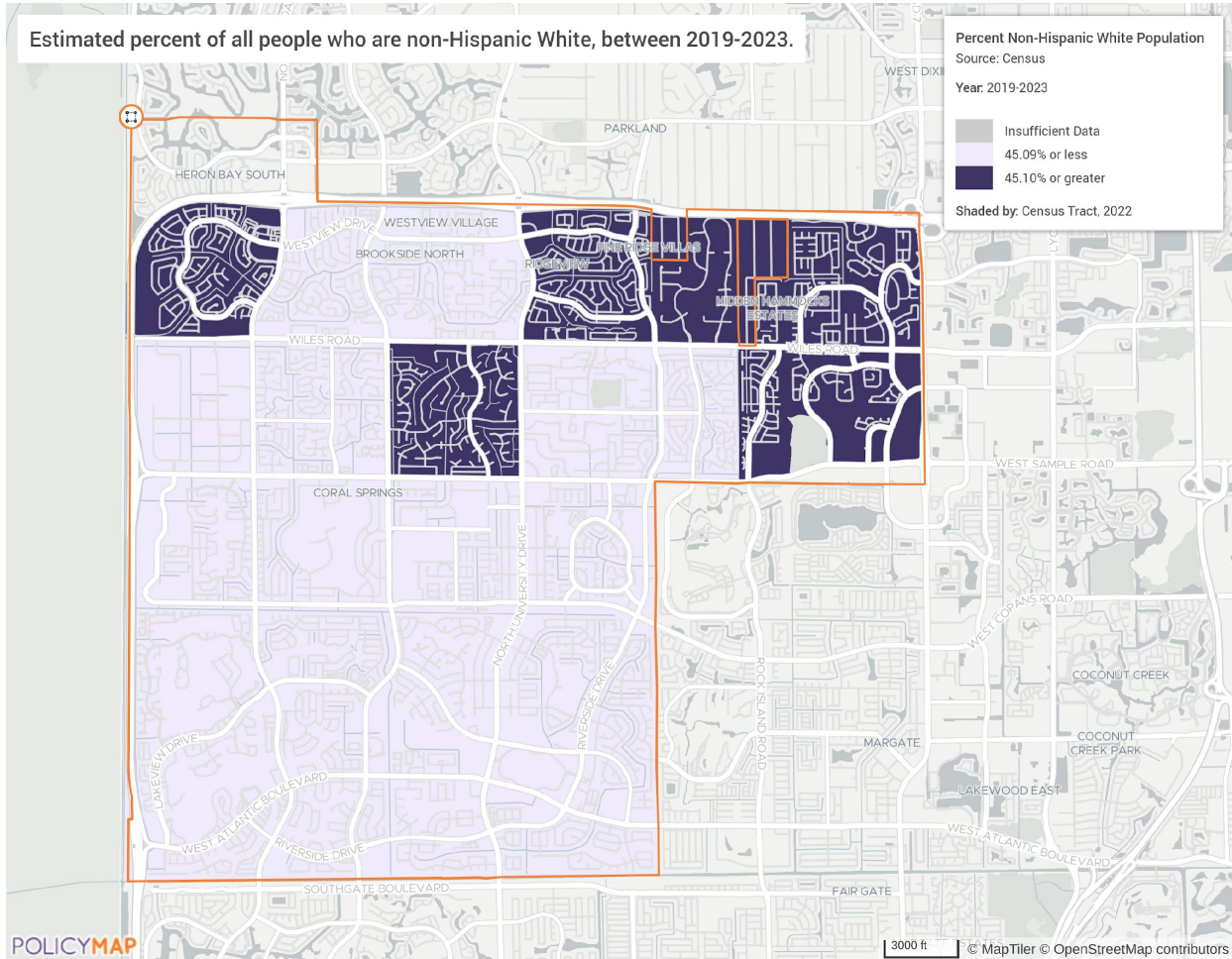
For the purposes of this analysis a “racial or ethnic concentration” will be any Census Tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of Coral Springs’ population is:

- Black, non-Hispanic: 23.5%
- White, non-Hispanic: 35.1%
- American Indian and Alaska Native, non-Hispanic: 0.1%
- Asian, non-Hispanic: 5.0%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.0%
- Other Race, non-Hispanic: 1.7%
- Two or More Races, non-Hispanic: 4.1%
- Hispanic or Latino: 30.4%

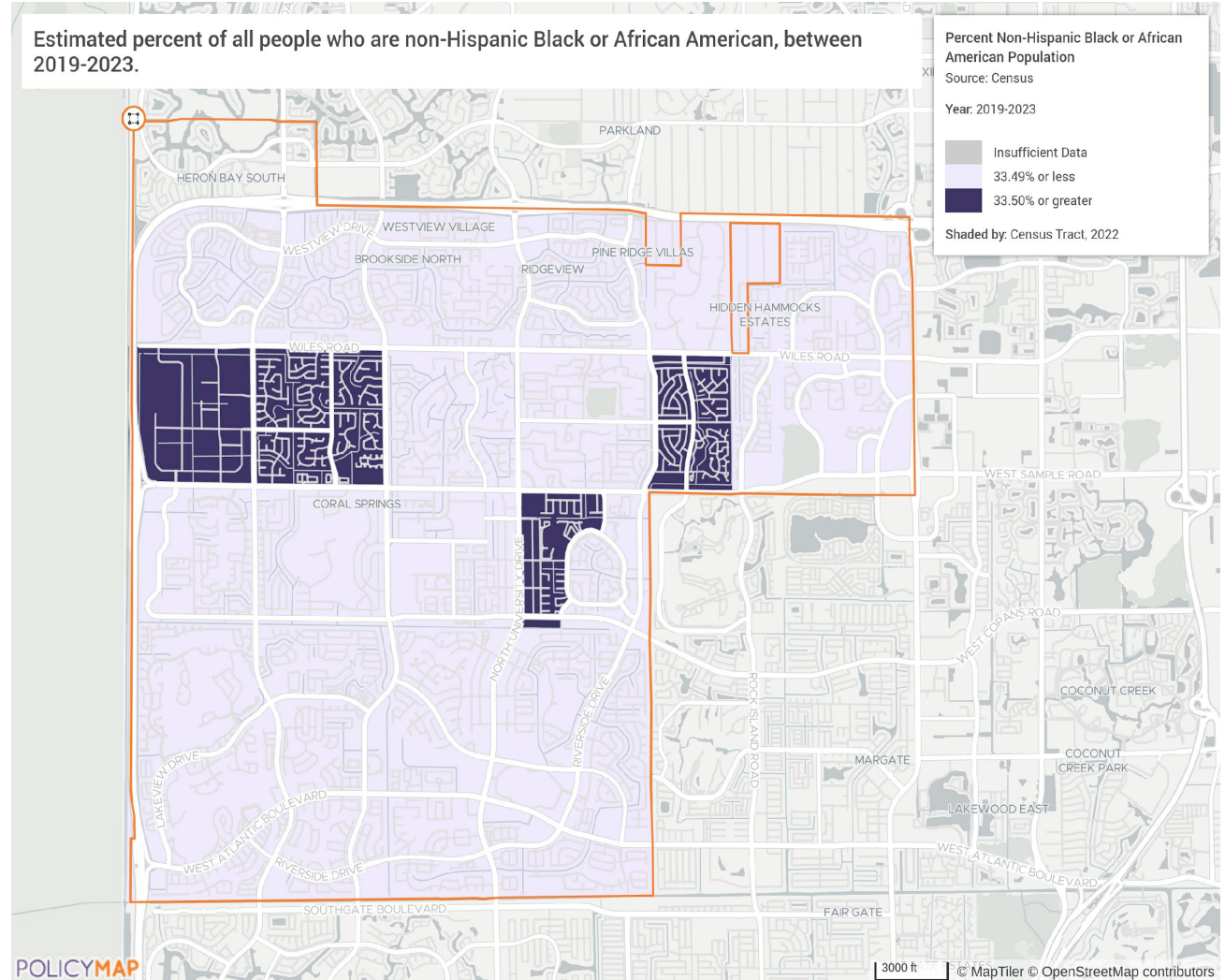
In Coral Springs, White households are the largest demographic group, with significant concentrations in the northern region of the city. There is also a higher-than-average concentrations of Black/African

American, Asian and Hispanic/Latino households within Coral Springs, where these populations form substantial parts of the community. Other racial or ethnic groups do not display notable concentrations based on the established analysis criteria. The maps below illustrate these racial and ethnic distributions across Coral Springs, excluding populations without significant concentrations.

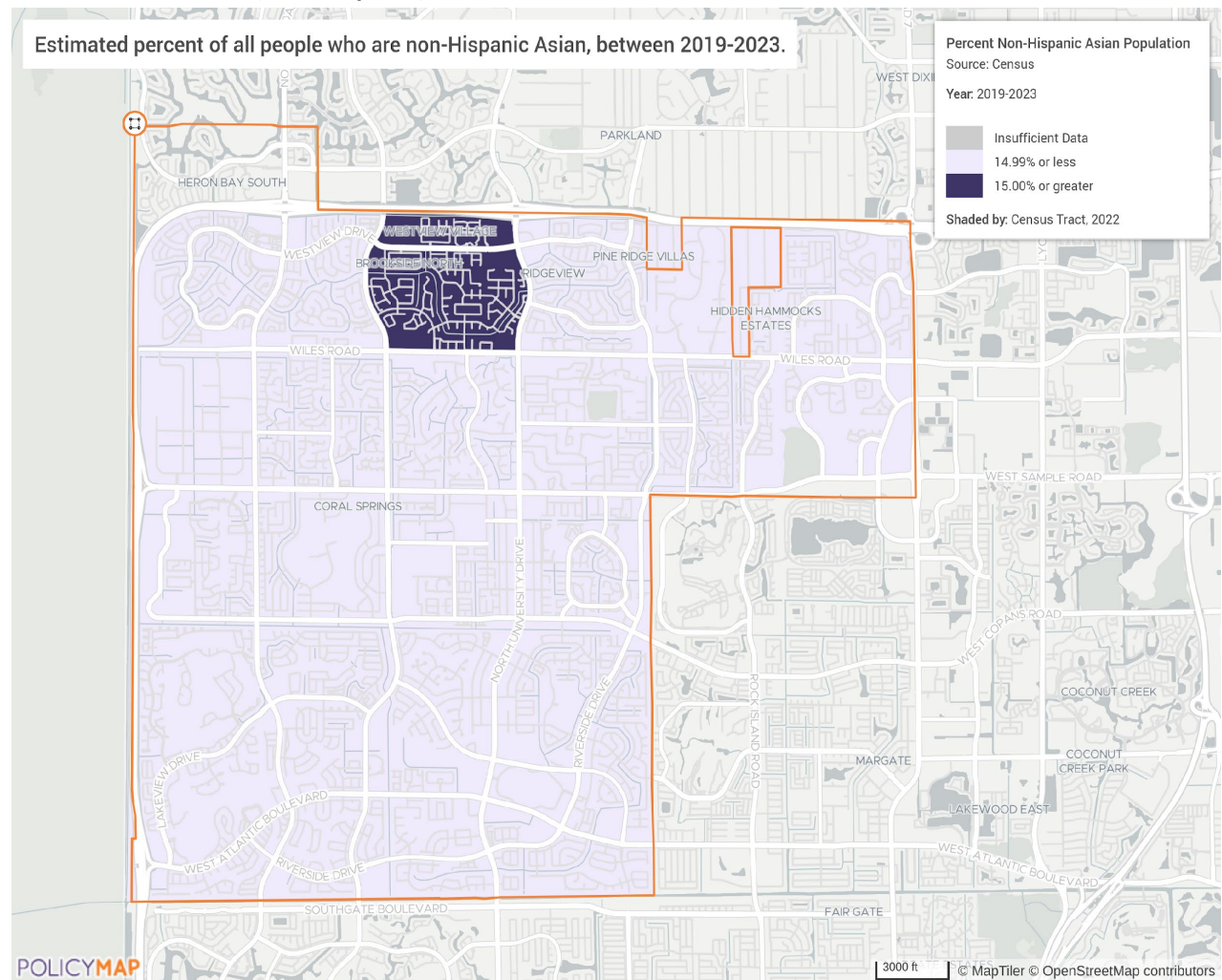
Concentration White (non-Hispanic) households over 45.1%



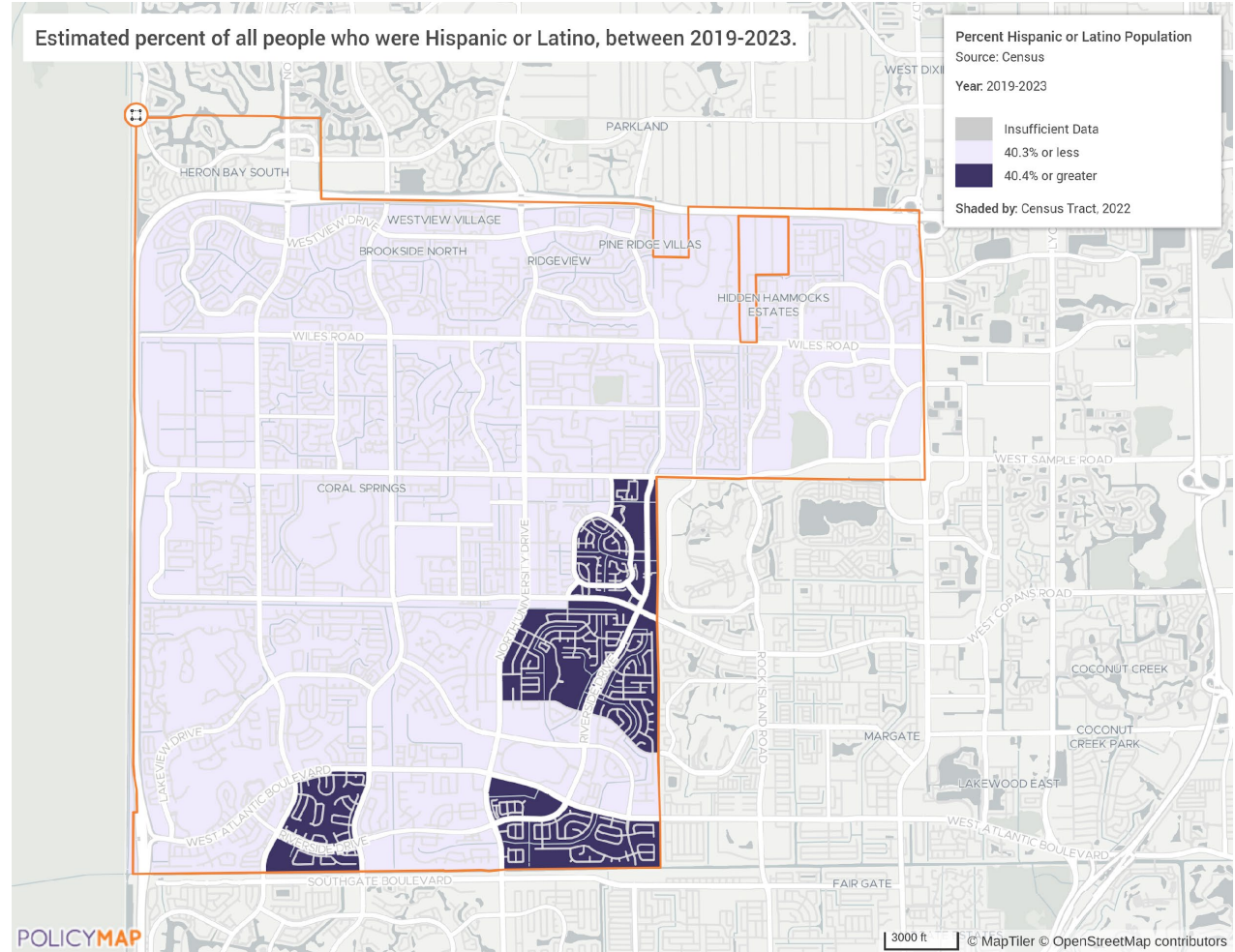
Concentration Black/African American (non-Hispanic) households over 33.5%



Concentration Asian (Non-Hispanic) households over 15.0%



Concentration Hispanic/Latino households over 40.4%



Low Income Households

A “low-income concentration” is defined as any census tract where the median household income (MHI) is 80% or less of the median household income for Coral Springs. According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, the Median Household Income (MHI) in Coral Springs is \$90,643. Based on this threshold, a census tract would be considered to have a low-income concentration if the median household income for that tract is \$72,514 or less. The following Census Tracts all located in the central part of the city have concentrations of Low-income households:

Census Tract #12011020311

Census Tract #12011020314

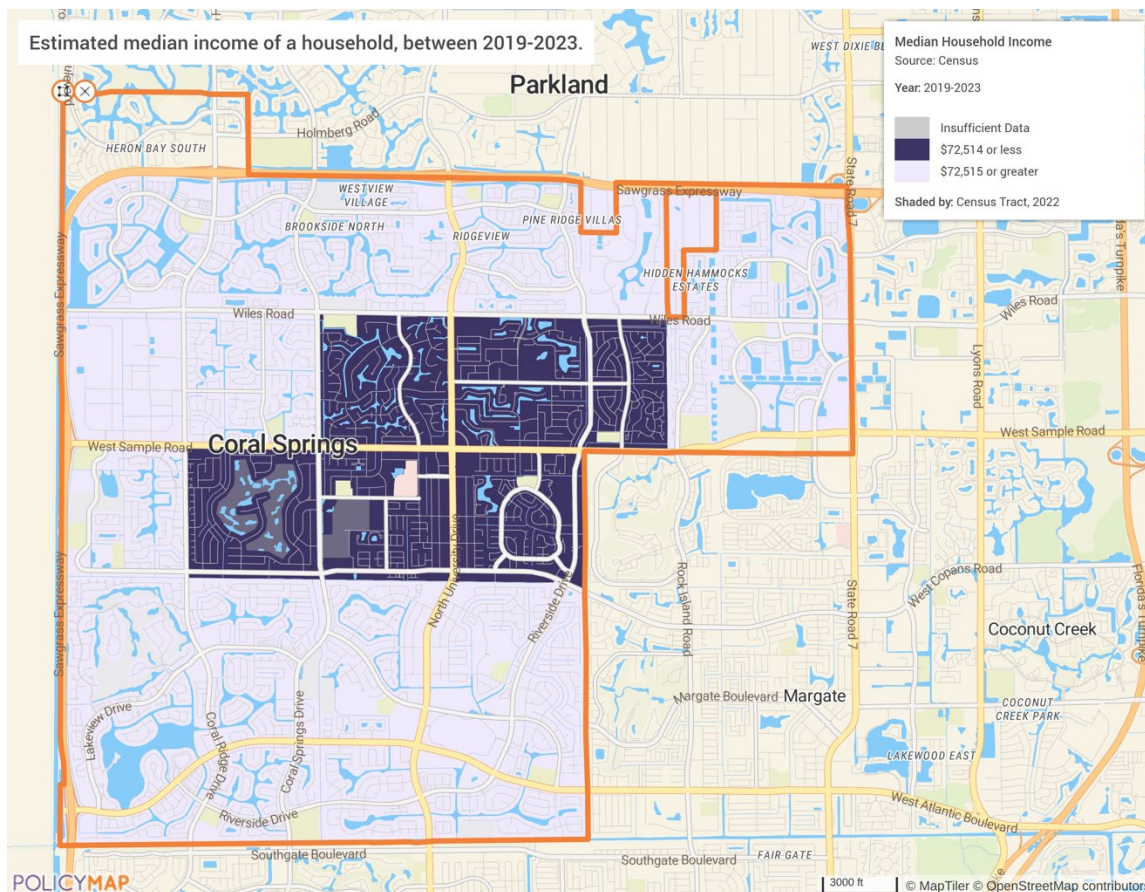
Census Tract #12011020302

Census Tract #12011020323

Census Tract #12011020308

Census Tract #12011020324

Census Tract #12011020313



What are the characteristics of the market in these areas/neighborhoods?

The low-income areas highlighted on the map, where median household incomes are \$72,514 or less, face affordability challenges related to housing costs, employment accessibility, and financial stability. These areas may have a higher concentration of renters compared to homeowners, with limited access to affordable housing options. Additionally, lower-income households often experience greater financial strain due to rising living costs, including transportation, utilities, and essential services. Employment opportunities within these areas may not fully align with residents' skillset, leading to higher rates of commuting for work. Expanding local job opportunities and workforce training programs can help address these challenges and improve economic stability.

Are there any community assets in these areas/neighborhoods?

Despite economic challenges, these areas benefit from key community assets that support residents' quality of life and economic mobility:

- **State Housing Initiative Partnership (SHIP) Program:** The SHIP program provides down payment and closing cost assistance for homebuyers, along with housing rehabilitation funding for homeowners. This program supports housing stability and affordability for low-income residents.
- **Community Development Block Grant (CDBG) Initiatives:** Federal CDBG funding is used in eligible low-to-moderate-income areas to improve infrastructure, support social services, and enhance public facilities. This funding helps strengthen economic opportunities and livability in lower-income neighborhoods.
- **Workforce Development and Training Programs:** CareerSource Broward provides job training, employment placement services, and career advancement opportunities to assist low-income residents in obtaining stable, higher-paying jobs. These programs help address employment gaps and support financial independence.
- **Are there other strategic opportunities in any of these areas?**

To improve economic conditions and support long-term development in these areas, several strategic opportunities can be explored:

- **Affordable Housing Expansion:** Increasing the supply of affordable rental units and homeownership opportunities will help address housing cost burdens and provide greater stability for low-income households. Zoning incentives and public-private partnerships can encourage development in these areas.
- **Targeted Infrastructure Investments:** Improvements in public transportation, walkability, and access to essential services can enhance connectivity for low-income residents, reducing commute times and improving access to employment hubs.
- **Small Business and Economic Support:** Expanding small business assistance programs, offering grants or low-interest loans, and fostering entrepreneurship can provide job creation and economic

empowerment within these communities. Strengthening economic incentives for businesses to operate in lower-income areas can help bring more employment opportunities closer to residents.

By leveraging these strategies and existing resources, Coral Springs can enhance economic stability and improve the overall well-being of residents in its lower-income neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

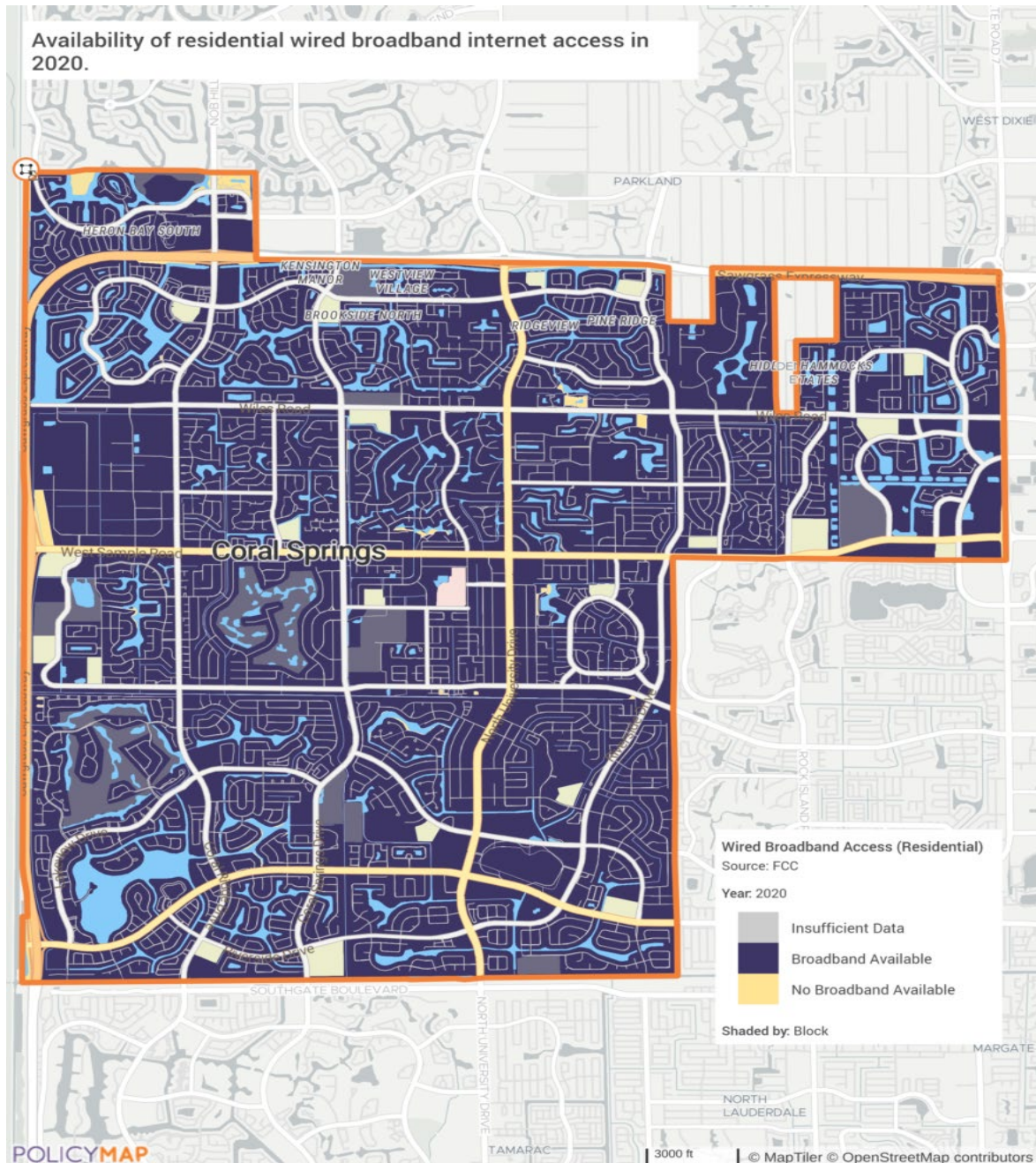
Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Coral Springs has comprehensive broadband coverage, with the vast majority of the city offering various internet service provider options, including in LMI areas. The average household has access to two broadband-quality internet service options. According to ISPReports.org, Coral Springs benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Ninety-six percent (96%) of Coral Springs households have an internet connection with the city offering 99.37% availability. Of those households, 87% have fiber, cable, or DSL, 9% have satellite, 0% are still on dial-up, and 1% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout Coral Springs, defined as advertised internet speeds of 768 kilobits per second or higher.

Broadband Access



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to ISPReports.org, Coral Springs is served by 12 Internet providers offering residential service. Among these, Blue Stream Fiber stands out as the leading provider in terms of coverage and speed. Internet providers throughout the city include:

Blue Stream Fiber (Fiber and Cable)

AT&T (Fiber, DSL, and Fixed Wireless)

Hotwire Communications (Fiber)

Verizon (Fixed Wireless)

DirecTV (Satellite)

Viasat Internet (Satellite)

EarthLink (Fiber, DSL, and Fixed Wireless)

Xfinity (Fiber and Cable)

T-Mobile Home Internet (Fixed Wireless)

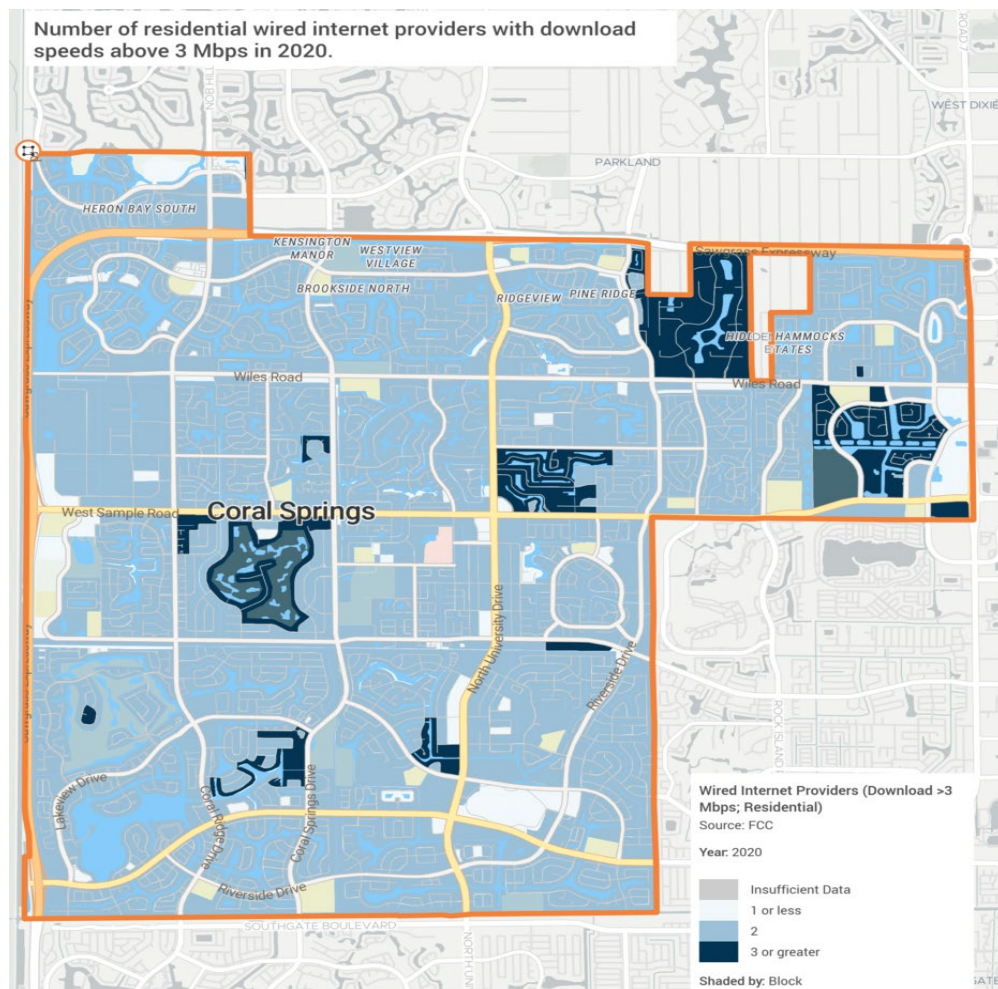
Dish (Satellite)

HughesNet (Satellite)

Starlink (Satellite)

The map below shows the number of broadband service providers by census tract. The average household in Coral Springs has access to two broadband-quality internet service providers, ensuring a baseline level of reliability and affordability. While this level of competition offers residents some choice, expanding the number of available providers could further drive competitive pricing and service improvements. The strong subscription rates among residents indicate a high demand for internet access, underscoring the importance of continued investment in broadband infrastructure to enhance service quality, affordability, and accessibility.

Highspeed Internet Providers



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Coral Springs has historically faced multiple natural hazard risks, including extreme heat, severe thunderstorms, tornadoes, tropical cyclones (hurricanes and tropical storms), coastal erosion, droughts, flooding, and wildfires. Coral Springs participates in the Local Mitigation Strategy for Broward County. The 2022 [Broward County Emergency Management Enhanced Local Mitigation Strategy](#) (LMS) identifies climate change as a significant factor exacerbating these risks, primarily due to sea level rise, intensified storm events, and increasing temperatures. The probability of high tide flooding is considered "highly likely," with sea levels projected to rise by up to 40 inches by 2070 under the NOAA Intermediate-High scenario, leading to more frequent and severe coastal inundation and storm surges. Inland flooding is also expected to worsen due to reduced drainage capacity in stormwater systems caused by higher sea levels, increasing the risks associated with heavy rainfall and hurricanes. While climate change is expected to intensify hurricanes by increasing storm surge heights, rainfall, and wind speeds, a 2011 South Florida Water Management District (SFWMD) report suggests that rising wind shear over the Atlantic could lead to a 6-34% decrease in the overall number of tropical storms and hurricanes. Additionally, the county anticipates longer and more severe drought periods, which, when combined with higher temperatures, may heighten wildfire risks. Extreme heat events are also increasing, particularly in urban areas, posing significant health risks and placing stress on infrastructure.

Coral Springs is an inland city, located approximately 10-15 miles west of the Atlantic coast. However, its close proximity to the coastline makes it especially vulnerable to hazards such as hurricanes and sea level rise. The LMS highlights significant socioeconomic risks from climate change, particularly property loss, infrastructure damage, and economic vulnerabilities due to rising sea levels. Increased flooding threatens roads, utilities, and drainage systems, leading to costly adaptations. The tourism sector, a key economic driver, is at risk from beach erosion and storm damage. These escalating hazards underscore the necessity for adaptation and mitigation strategies to protect the residents, economy, and environment of Coral Springs.

According to the FEMA National Risk Index, Broward County faces significant threats from hurricanes, lightning, tornadoes, and wildfires, challenging the region's resilience and safety. To counter these challenges, proactive measures are essential for fostering resilience in an evolving climate landscape. The Center for Disease Control and Prevention (CDC) emphasizes that climate change, coupled with other environmental and human-made stressors, exacerbates existing health threats and introduces new ones, further emphasizing the need for comprehensive preparedness.

The City of Coral Springs is actively strengthening its resilience to mitigate the impacts of climate change. As a Community Rating System (CRS) Community since 1992, the city has implemented several key initiatives over the past five years, including requiring Elevation Certificates for projects in special flood hazard areas and offering flood zone assistance through the Public Works Department, which provides guidance and site visits. Collaboration is central to these efforts, with city representatives playing an active role in the Southeast Florida Climate Compact and the Broward County Private Sector Subcommittee.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households, whether renting or owning, are particularly vulnerable to climate change and natural disasters due to limited financial resources. Rising electricity and housing costs can push them into unstable living conditions, increasing the risk of homelessness or substandard housing. The 2024 America's Rental Housing Study from Harvard's Joint Center for Housing Studies highlights how escalating insurance premiums and coverage withdrawals in high-risk areas make securing protection against climate-related losses increasingly difficult, while stagnant operating income further limits property owners' ability to invest in climate resilience. The 2021 EPA study on Climate Change and Social Vulnerability reinforces these concerns, revealing that low-income individuals are more likely to live in areas experiencing rising mortality rates from extreme temperatures and face the highest labor hour losses due to weather exposure. As climate threats intensify, strengthening resilience among low- and moderate-income households is essential to ensuring their safety, stability, and long-term well-being.

In Broward County, low- and moderate-income households are among the most vulnerable to natural hazards due to limited financial resources and increased exposure to risk. Access to less financial resources can make it difficult to invest in mitigation measures such as flood insurance or structural reinforcements. The LMS identified 5,403 residential properties at risk of flooding in Coral Springs, accounting for the majority of the 5,745 total at-risk properties, underscoring the urgent need for mitigation efforts and resilient infrastructure to protect homes and residents. Additionally, the Florida Wildfire Risk Assessment System has identified Coral Springs as one of the areas in Broward County at the greatest risk for wildfires. Additionally, communities with high social vulnerability often experience higher surface temperatures due to urban heat island effects, exacerbating risks associated with extreme heat. However, in some parts of Coral Springs, the most vulnerable population did not overlap with communities of relatively higher surface temperatures. These factors, combined with the increased frequency of severe weather events, highlight the urgent need for targeted resilience measures to protect vulnerable populations.

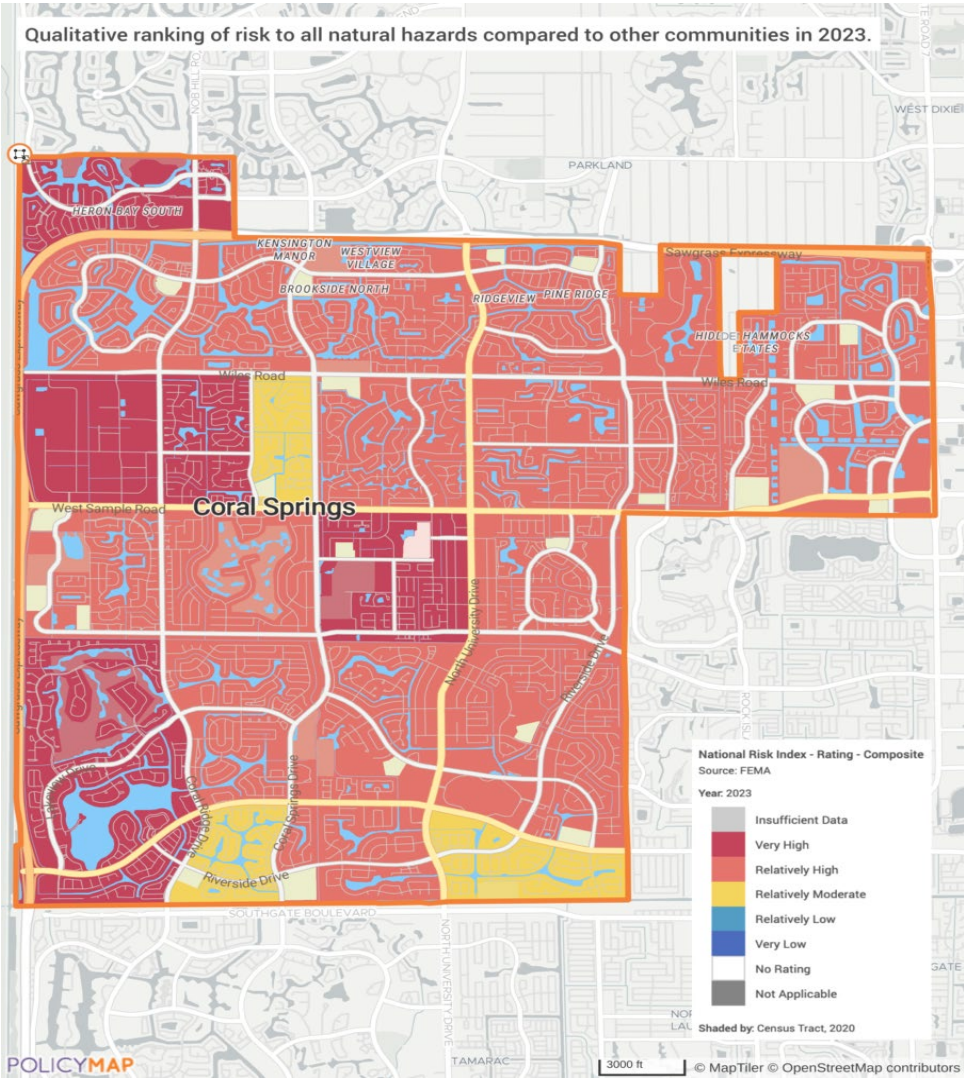
FEMA's National Risk Index identifies Broward County as having a relatively moderate level of community resilience, indicating that its residents have a relatively moderate ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level within the city, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels across Coral Springs range from relatively moderate to very high. Targeted mitigation across the city could help lower the overall risk and create a more balanced risk profile across the city. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the county's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The city must continue to address these geographic challenges by

anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

Coral Springs prioritizes community education and disaster preparedness through a comprehensive, multi-platform approach. The Emergency Management Division disseminates timely information on preparedness, response, recovery, and mitigation via its website, social media channels, and the Alert Coral Springs Emergency Notification System. Residents also have access to the Broward County Office of Emergency Management's resources, including its website, social media platforms, and the Alert!Broward notification system. The City of Coral Springs, in conjunction with Parkland, facilitates its own Community Emergency Response Team (CERT) program, training individuals in basic disaster response skills to assist their communities and workplaces when professional emergency services are delayed. Additionally, Florida Volunteer Organizations Active in Disaster (VOAD) helps coordinate response efforts, communicate urgent needs to the National VOAD network, and provides critical support to communities affected by disasters.

Risk to All Natural Hazards



SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Coral Springs' housing and community development strategy for the 2025-2029 Consolidated Plan. The plan describes how CDBG funds will be used to achieve HUD's goals of providing a suitable living environment and safe, decent, and affordable housing for low- to moderate-income (LMI) households and special need groups in the City. The City identified priority needs through data analysis and citizen participation involving local nonprofit stakeholder organizations. Addressing these priority needs forms the basis of the five-year Strategic Plan.

The City does not allocate funding based solely on geographic requirements. However, it will consider investments in both low/mod areas and for eligible individuals and households citywide in its five-year plan. Low/mod areas (LMA) are primarily residential and have at least 51% of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. Eligible activities that may have LMA benefits are public improvements such as those to neighborhood facilities, community centers or infrastructure like roads and streets. The City also provides assistance to low- and moderate-income clientele/individuals (LMC) and households (LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.

The following are the five priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Affordable Housing

1A Affordable Housing Opportunities

Priority Need: Public Services

2A Public Services for LMI & Special Needs

Priority Need: Public Facilities & Infrastructure

3A Improve Public Facilities & Infrastructure

Priority Need: Economic Development

4A Economic Development Opportunities

Priority Need: Planning & Administration

5A Planning & Administration

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Table 14 - Geographic Priority Area

1	Area Name:	Citywide Low/Mod Eligible
	Area Type:	Other
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Citywide Low/Mod Areas in Coral Springs are block group tracts where at least 51% of the residents are low- and moderate-income persons. HUD designates this objective as a low/mod area benefit (LMA). The City also provides assistance to low- and moderate-income clientele (individuals) and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility. These benefits are associated with direct services to individuals and families that are not targeted to areas; however, must meet income qualifications in order to be eligible.
	Include specific housing and commercial characteristics of this target area.	The population of Coral Springs has been growing steadily in the past decade (8.5%), and to meet this need the number of housing units have also increased. An estimated 9% of owner-occupied units and 18% of renter-occupied units were built after 2000. While a large portion of housing is new, there are still a number of older units. An estimated 28% of all owner-occupied units and renter-occupied were built before 1980 (Source: 2019-2023 ACS). Naturally, older housing units may have higher maintenance needs, and a greater risk of lead-based paint hazards.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>As part of the plan development process, Coral Springs held a public hearing and provided a public comment period to give citizens the chance to review and comment on the plan. Additionally, the City consulted with local community stakeholders to identify housing and community development needs. These needs were determined through meetings with nonprofits, local government offices, and citizens throughout the city. Finally, a community survey was also made available online for public input.</p>
<p>Identify the needs in this target area.</p>	<p>Affordable housing development and preservation is a priority for the City and its residents. As with many cities across the country, cost burden is the biggest housing issues in Coral Springs. One-in-five homeowners with a mortgage (20%) and almost two-thirds of renters are cost burdened (64%). The most recent ACS data also shows that over a quarter of the housing units were built before 1980.</p> <p>Public services for LMI individuals and families are also a priority for Coral Springs. According to analysis from the NA-50, essential services include law enforcement, fire protection, emergency medical response, waste management, and recreational programming. The City also focuses on sustainability initiatives, aiming to balance environmental, economic, and social well-being through programs that promote energy efficiency, conservation, and community engagement.</p> <p>Economic development opportunities for small businesses that help to create and retain jobs is a need.</p> <p>Public facilities and infrastructure improvement activities are a priority in the City. These activities are necessary for neighborhood revitalization efforts in low- to moderate-income areas, and to provide access to all residents in the Coral Springs. The NA-50 reports that due to the growing population, the City must ensure that public facilities, including administrative buildings, community centers, and recreational venues, are adequately maintained and upgraded to meet current and future demands. It is also vital to maintain a level standard for roadways and crucial to maintain effective stormwater management.</p>

What are the opportunities for improvement in this target area?	<p>Affordable housing rehab activities will maintain and preserve the affordable housing stock for low- to moderate-income households in the City.</p> <p>Public services will help improve the quality of life for residents, address housing instability and homelessness.</p> <p>Economic development opportunities will help create and retain jobs for low- to moderate-income persons in the City.</p> <p>Public facilities and infrastructure improvement activities will improve and revitalize neighborhoods and increase other public and private investments into these areas.</p>
Are there barriers to improvement in this target area?	<p>Access to funding is a barrier to improvements in the City of Coral Springs.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

The City of Coral Springs does not necessarily target funds geographically; however, funds must serve low- and moderate-income individuals and families, or be directed towards neighborhoods with a majority low/moderate-income population.

Direct services such as public services and affordable housing rehabilitation are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, beneficiaries must meet income qualifications, as well as residency requirements (residing within the City), in order to receive assistance from the program. These benefits are defined for individuals as low/mod clientele (LMC), or for households as low/mod households (LMH). City staff and/or one of its subrecipient agencies will complete an application and determine eligibility of the applicant before the activity is initiated.

Public facility and infrastructure improvement activities will serve a community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). This objective is defined by HUD as a low/mod area (LMA) benefit.

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

Consolidated Plan



Table 15: Low/Mod Population per Census Tract

<i>TRACT</i>	<i>BLKGRP</i>	<i>LOW</i>	<i>LOWMOD</i>	<i>LMMI</i>	<i>LOWMODUNIV</i>	<i>LOWMOD_PCT</i>	<i>MOE_LOWMODPCT</i>
020302	1	790	1,180	1,660	1,755	67.20%	+/-14.40%
020302	2	525	620	635	1,575	39.40%	+/-29.70%
020302	3	735	1,270	1,475	1,875	67.70%	+/-16.30%
020302	4	740	1,255	1,680	2,660	47.20%	+/-21.80%
020302	5	130	460	460	555	82.90%	+/-19.70%
020308	1	680	1,105	1,645	2,365	46.70%	+/-13.80%
020308	2	500	990	1,360	1,700	58.20%	+/-17.50%
020308	3	1,250	1,455	1,925	2,190	66.40%	+/-24.40%
020311	1	1,175	1,515	1,770	2,640	57.40%	+/-12.80%
020313	1	205	915	1,260	1,615	56.70%	+/-21.70%
020313	2	840	1,065	1,815	2,295	46.40%	+/-16.30%
020314	1	425	1,045	1,260	1,660	63.00%	+/-16.30%
020316	1	590	875	1,160	1,645	53.20%	+/-15.10%
020320	2	650	1,290	1,985	2,465	52.30%	+/-13.50%
020323	1	445	1,130	1,285	1,525	74.10%	+/-16.50%
020323	2	745	1,445	2,080	2,485	58.10%	+/-12.60%
020324	2	715	1,415	1,880	2,090	67.70%	+/-18.40%
020324	3	765	1,645	2,310	2,515	65.40%	+/-16.50%
020325	1	395	960	1,495	2,105	45.60%	+/-19.50%
020326	1	110	230	340	500	46.00%	+/-26.40%
020326	2	380	1,515	1,970	2,760	54.90%	+/-17.20%

LEGEND FOR THE ABOVE DATA TABLE

TRACT	The numeric code for the census tract. In other publications or reports, the code sometimes appears as a 2 digit decimal XXXX.XX
BLKGRP	The block group code
LOW	Low income
LOWMOD	The count of Low Mod Persons. Synonyms for PMOD. This is the revised count of low/mod persons
LMMI	Low-moderate income person
LOWMODUNIV	Person with the potential for being deemed Low mod. Use as the denominator for MOD, LOW, and VLOW %'s
LOWMOD_PCT	The percentage of person who are low/moderate income; calculated by LOWMOD/LOWMODUNIV times 100. This is the revised lowmod percentage
UNLOWMOD	The uncapped count of low- and moderate income persons
UCLOWMOD_PCT	The percentage of uncapped Low-and Moderate-income persons. Calculated from UCLOWMOD
MOE_LOWMODPCT	The margin of error (MOE) for the UNLOWMOD_PCT

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Table 16 - Priority Needs

1	Priority Need Name	Priority IA
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Suitable Living Environment
	Description	<p>Provide upgraded physical improvements such as sanitary sewers, storm sewers, sidewalks, street lighting, and improved public streets.</p> <p>As reported in the NA-50, the City requires ongoing investment in public facilities to support its growing population and enhance the quality of life for residents. These improvements will be prioritized in low/mod areas of Coral Springs, as well as targeted towards special needs groups such as the elderly, persons with a disability and persons experiencing homelessness. The City's Public Works Department provides essential services such as fleet management, facilities maintenance, streets, landscaping, and utilities. To maintain and improve these services, the City must ensure that public facilities, including administrative buildings, community centers, and recreational venues, are adequately maintained and upgraded to meet current and future demands. The NA-50 also emphasizes the importance of maintaining level-of-service standards for roadways and expanding multimodal transportation options to accommodate growth and improve mobility. Finally, effective stormwater management is crucial.</p>
	Basis for Relative Priority	Through community participation and consultation of local stakeholders the need for public facilities and infrastructure Improvements was identified. The basis is to improve accessibility for all residents and create a suitable living environment.

2	Priority Need Name	Priority IIA
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Suitable Living Environment
	Description	Expand and diversify public and private resources committed to creating safe neighborhoods. There is a need for supportive services to help assist and improve the lives of LMI households in the City. Public services that target LMI citizens and may include services to address homelessness, persons with physical and mental health, and senior center operations for the elderly.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI was identified. Public Services offered by the City and partner non-profit organizations provide for vital and essential services for LMI households and families throughout Coral Springs. These activities may include employment training, elderly services, and homeless prevention activities. The basis for this need is to provide access to services and sustainability for LMI residents.
3	Priority Need Name	Priority IB
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly

	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Decent Housing
	Description	<p>Maintain and improve conditions of dwellings owned and occupied by low- to moderate-income persons in the City</p> <p>The preservation and development of affordable housing is a priority need for low- to-moderate income households in Coral Springs. As with most cities across the country, housing cost burden is one of the largest housing problems in the City. According to the 2019-2023 ACS data, 20% of homeowners with a mortgage and 64% of renters are cost burdened (paying more than 30% of income towards housing costs). To compound this issue, a large portion of housing is also very old. An estimated 28% of all owner-occupied units and renter-occupied were built before 1980 (Source: 2019-2023 ACS).</p>
	Basis for Relative Priority	Through community participation and consultation of local stakeholder the need to preserve and develop affordable housing was identified. The basis is to create or maintain affordable housing for LMI residents in Coral Springs.
4	Priority Need Name	Priority IIB
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Non-housing Community Development</p>
	Geographic Areas Affected	Citywide Low/Mod Eligible
	Associated Goals	Decent Housing and Suitable Living Environment

Description	<p>Support non-homeless services for the special needs population.</p> <p>There is a need for supportive services to help assist and improve the lives of special needs populations in the City. Public services that target special needs populations may include services to address homelessness, persons, and Rapid Rehousing and Foreclosure Prevention of very low to moderate income households</p>
Basis for Relative Priority	<p>Through community participation and consultation of local stakeholder partners and organizations the need for Public Services Special Needs was identified. Public Services offered by the City and partner non-profit organizations provide for vital and essential services for special needs populations throughout Coral Springs. These activities may include providing support and technical assistance to agencies, supporting initiatives that address homelessness needs; and Rapid Rehousing and Foreclosure Prevention of very low to moderate income households.</p>

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

In 2025, the City of Coral Springs anticipates it will receive \$794,085 from the CDBG annual allocation. The City proposes to set aside 15% of the grant to fund Public Services for youth and senior programs, 20% for administration, and the balance of funds towards affordable housing rehabilitation activities and public facilities and infrastructure improvements. The City does not generate program income from its program activities. 2025 is the first year of the 2025-2029 Consolidated Plan period and the expected amount remainder for the planning period is four more years of the annual allocation.

Table 17 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	794,085.00	0.00	0.00	794,085.00	3,176,340.00	2025 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan, is the projected allocation amount for the remaining years.

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

The City of Coral Springs leverages its federal CDBG funds with general funds toward capital improvement projects. CDBG funds are also leveraged for state SHIP program funds for home repair projects.

The City is a member of the Broward HOME Consortium and receives HOME Investment Partnerships funds through the Consortium. HOME funds have a 25% matching requirement, and each HOME dollar spent is matched with 25% of general funds for projects within the program year. HOME match is tracked on a Match log. HOME funds are not entered in the table above as a resource as the Broward HOME Consortium is the direct recipient of those funds and are ultimately responsible for the planning and reporting of HOME funds to HUD.

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

N/A

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Table 18 – Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CORAL SPRINGS	Government	Economic Development Ownership Planning Neighborhood Improvements Public Facilities	Jurisdiction
BROWARD COUNTY HOMELESS INITIATIVE PARTNERSHIP	CoC	Planning Homelessness Public Services	Region
CORAL SPRINGS COMMUNITY CHEST	Nonprofit	Homelessness Public Services	Jurisdiction
BROWARD COUNTY FAMILY SUCCESS CENTER	Nonprofit	Public Services	Jurisdiction
CENTER FOR INDEPENDENT LIVING	Nonprofit	Public Services	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Coral Springs' Community Development Division is responsible for the planning and administration of the CDBG program and the Consolidated Plan and Annual Action Plan. City staff coordinate and manage activities among the public and private organizations' efforts to realize the prioritized goals of the Annual Action Plan.

One of the strengths of the institutional delivery system is the experience of City staff and community service providers. City staff and partners will implement the Consolidated Plan and subsequent Annual Action Plans based on established priorities as identified through citizen input during the development of the plan. The City is responsible for coordinating the efforts of all the entities involved in the institutional structure.

Currently, one of the gaps in the delivery system is that the City does not have a public housing authority. However, where possible, it will coordinate programs with the surrounding local housing authorities that serve the community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 19 - Homeless Prevention Services Summary

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

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City coordinates with the Broward County Homeless Initiative Partnership (HIP) for the delivery of services that address homelessness in Coral Springs. HIP is the grantee for ESG funding and decides the goals and objectives that address the needs of the homeless population in Coral Springs. As well, HIP is

the lead agency for the Broward County Homeless Continuum of Care (CoC) Board as well as the Homeless Management Information System (HMIS).

While the City does not directly work to assess and coordinate services for the homeless in Coral Springs, the City benefits from the CoC initiatives and programs in the area that serve all homeless persons. The CoC Coordinated Entry and Assessment (CEA) process targets 5 sub-target populations. These groups are:

- 1) Chronically Homeless Households
- 2) Families
- 3) Youth ages 18-24
- 4) Veterans
- 5) Difficult to Serve Individuals who are not chronic

The CoC CEA helps to prevent these groups from becoming homeless or returning to homelessness through quick assessments, connections and referrals to impactful services, and reducing duplication of services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Broward County Homeless Initiative Partnership has a large network of service providers for persons who are experiencing homelessness within the county. Service providers are listed on the Broward County Homeless Initiative Partnership website and encompass services such as street outreach services, shelters and other homeless prevention activities. As funding is limited and targets the entire county, the City of Coral Springs must rely on its own funding through CDBG.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to work with the County, the Broward County Homeless Initiative Partnership, and other area service providers to reach our targeted populations. The City will continue to strive to meet those needs through partnerships with the various organizations and agencies that work to meet the needs of underserved individuals and families in Coral Springs. The experiences gained and progress made from years of service to these vulnerable groups will carry the City through the next five years of this plan.

SP-45 Goals - 91.415, 91.215(a)(4)

Table 20 - Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Priority IB Priority IIB	CDBG: \$663,268.50	Homeowner Home Repair: 10 Housing Units
2	Suitable Living Environment	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Priority IA Priority IIA	CDBG: \$591,406.50	Public service activities other than Low/Moderate Income Housing Benefit: 4,750 Persons Assisted
3	Planning and Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Priority IA Priority IIA Priority IB Priority IIB	CDBG: \$1,900,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 70,000 Persons Assisted

Table 21 - Goal Descriptions

1	Goal Name	Suitable Living Environment
	Goal Description	The goal of providing a suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographic area through the spatial distribution of housing opportunities for persons of lower income; the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.
2	Goal Name	Decent Housing
	Goal Description	The goal of decent housing includes assisting homeless persons to obtain appropriate housing and assisting at-risk persons to sustain housing; retention of the affordable housing stock; and increasing the availability of affordable permanent housing in standard conditions to low-income and very-low-income families, particularly to members of disadvantaged minorities, without discrimination based on race, color, religion, sex national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence..
5	Goal Name	Planning & Administration
	Goal Description	Effective program management of the CDBG grant program will ensure compliance with grant regulations and that the program activities meet their established objectives. Planning will involve the development of annual action plans, reports and citizen participation requirements.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Coral Springs estimates that over the next five years of the Consolidated Plan, the City will assist low- to moderate-income households with affordable housing activities:

Home Repair: 10 Housing Units

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead based paint is defined as paint or other surface coatings that contain lead in excess of limits established under Section 302(c) of the Lead-Based Paint Poisoning Prevention Act. The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971 (Lead Act), which established the current federal lead-based paint requirements. Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

HUD has issued a new regulation to protect young children from the poisoning hazards of lead-based paint in housing that is financially assisted or sold with federal government resources. Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning April 22, 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, childcare facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

All eligible and approved homes assisted through our owner-occupied home repair program are tested for lead-based paint if the home was constructed prior to 1978. However, in Coral Springs and statewide, the percentages of home in Florida that may be contaminated with lead-based paint are substantially low. Of the homes that were built before 1970; the prevalent paints in Florida were turpentine-based mineral spirits colored with pigments from zinc oxide rather than lead-based paints and widely manufactured for military and household uses.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to 2019-2023 American Community Survey (ACS) five-year estimates data, an estimated 7,499 owner-occupied housing units and 4,966 renter-occupied units were built before 1980. That amounts to an estimated 28% of housing units built before 1980, which represents a significant number of homes that still need to be tested for LBP hazards.

According to the Centers for Disease Control and Prevention, children under the age of 6 are at greatest risk for health problems caused by lead exposure. Exposure to lead can seriously harm a child's health and cause well-documented health effects, including damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems. If any child under the age of 6 tests for lead poisoning, the City will refer the family immediately to the local health department.

How are the actions listed above integrated into housing policies and procedures?

As part of any City administered housing program, the City will ensure that all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes that were built prior to 1978. If abatement is required, specifications by a certified lead contractor will be written and incorporated into rehabilitation specifications to be implemented by the City with CDBG funding. These actions will prevent lead poisoning and hazards in the community. The actions listed above are included in the City's Housing Policies and procedures manual.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The strategies outlined in the City of Coral Springs' 2025-2029 Consolidated Plan- Strategic Plan are intended to serve as the anti-poverty strategy by planning for expanded housing opportunities, improvements to public facilities and infrastructure, provide economic development opportunities, and community development services for low-to moderate-income persons. Improving citizens' living conditions and access to services greatly enhances their ability to emerge from poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

During the five-year Consolidated Plan period, the City will select projects for funding that are designed to reduce the number of persons in poverty. The City will collaborate with other departments, nonprofit service providers and local/county organizations that operate programs that similarly have a goal of reducing the poverty level in Coral Springs. Actions the City will implement over the 2025-2029 Consolidated Plan include:

- Target federal resources to low/mod block group tracts which are likely have high poverty rates;
- Expand and improve public facilities and infrastructure in low/mod areas;
- Provide public services for LMI and special needs such as employment training programs and self-sustainability programs for persons at-risk or experiencing homelessness;
- Fund housing rehabilitation activities for LMI households;
- Provide assistance to small businesses that will create and retain jobs for LMI residents.

SP-80 Monitoring - 91.230

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

The standards and procedures that will be used to monitor the management and implementation of the City's Consolidated Plan are all applicable laws found in the Code of Federal Regulations, Title 24 which pertains to HUD programs. In addition, HUD's Community Planning and Development Office has developed a monitoring guide that it uses to monitor grantees. The City will also use 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, and Office of Fair Housing and Equal Opportunity, 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.

PLAN PROCEDURES

- The Community Development Division's staff shall monitor the City's housing program level of service to ensure that 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 will review 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 will develop a Consolidated Annual Performance and Evaluation Report (CAPER) detailing Annual Action Plan, goals, objective and accomplishments.
- Staff will provide Federal Cash Transactions reports on a quarterly basis as required by HUD.
- The City of Coral Springs will require 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. Review request for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations and authorized under the sub-recipient agreement. Assure compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review. The Community Development Division is responsible for oversight of all designated sub-recipients of CDBG funds and will perform the following tasks: distinguish between sub-recipients, contractors, and other entities; execute written agreements containing all required elements before providing funds to sub-recipients; review sub-recipients periodically in order to determine that program requirements are being met; and take effective corrective and remedial actions toward sub-recipients who do not comply.

TECHNICAL ASSISTANCE

To ensure activities are carried out in compliance with Federal regulations, when technical assistance or training is appropriate, technical assistance will be provided.

TIMELINESS

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

Expected Resources

AP-15 Expected Resources -91.420(b), 91.220(c)(1,2)

Introduction

This Annual Action Plan is the first year (FY 2025-2026) of the Five-Year Consolidated Planning period, which covers years 2025 to 2029. The Annual Action Plan outlines the activities the City will undertake in the program year 2025/2026. The City of Coral Springs receives funds from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program. The projects identified in this Plan will be primarily beneficial to very low- to moderate-income residents and neighborhoods, identified as Target Areas with very low- to moderate-income residents. This funding source has aided the City in achieving priority housing and community development goals.

The City of Coral Springs' CDBG projected allocation for FY 2025-2026 is \$794,085. The City proposes to set aside 15% of the grant to fund Public Services for the Senior Activities and Youth Recreation Scholarship Programs. The balance of the funds will provide for public facilities and improvements, infrastructure, home repair and program planning and administration. The City does not generate program income from its program activities. 2025 is the first year of the 2025-2029 Consolidated Plan period and the expected amount remainder for the planning period is four more years of the annual allocation.

Anticipated Resources

Table 22 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Admin and Planning Economic Development Housing Public Improvements Public Services	\$794,085	\$0.00	\$0.00	\$794,085	\$3,176,340	FY 2025 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

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

The City of Coral Springs leverages its general funds with CDBG toward capital improvement projects. The City also leverages state funds when received through the SHIP program for home repair projects, rapid rehousing, and foreclosure prevention.

The City is a member of the Broward HOME Consortium and receives HOME Investment Partnerships funds through this consortium. HOME funds require a 25% match, meaning that for every dollar spent from the HOME program, an additional 25% in general funds must be contributed for projects within the program year. The HOME match is tracked using a Match log. It is important to note that HOME funds are not included in the table above, as the Broward HOME Consortium is the direct recipient of these funds and is responsible for the planning and reporting of HOME funds to HUD.

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

N/A

Annual Goals and Objectives

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

A. SUITABLE LIVING ENVIRONMENT

The goal of providing a suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographic area through the spatial distribution of housing opportunities for persons of lower income; the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.

Priority IA- Provide upgraded physical improvements such as sanitary sewers, storm sewers, sidewalks, street lighting, and improved public streets.

This is accomplished through:

1. Improvements to deteriorated infrastructure; and
2. Provision of road and drainage improvements.

Priority IIA- Expand and diversify public and private resources committed to creating safe neighborhoods.

This is accomplished through:

1. Projects matched with local, state and federal funding sources.

This is accomplished through programs for:

1. Senior Citizens: Expand and diversify facilities and programs available to seniors;
2. Youth: Provide youth scholarships for low- to moderate-income youth/teens in the City; and
3. Special Populations: provide local incentives for program site locations.

B. DECENT HOUSING

The goal of decent housing includes assisting homeless persons to obtain appropriate housing and assisting at-risk persons to sustain housing; retention of the affordable housing stock; and increasing the availability of affordable permanent housing in standard conditions to low-income and very-low-income families, particularly to members of disadvantaged minorities, without discrimination based on race, color, religion, sex national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence.

Priority IB - Maintain and improve conditions of dwellings owned and occupied by low- to moderate-income persons in the City by implementing:

- Home Rehabilitation Program; and
- Barrier Free Program

Priority IIB - Support non-homeless services for the special needs population.

This is accomplished by:

- Providing support and technical assistance to agencies;

- Supporting initiatives that address homelessness needs; and
- Rapid Rehousing and Foreclosure Prevention of very low to moderate income households

Table 23 – Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Decent Housing	2025	2029	Affordable Housing	Citywide	Priority IB Priority IIB	CDBG: \$502,614.30	Homeowner Home Repair: 2 Households
Suitable Living Environment	2025	2029	Non-Housing Community Development	Citywide	Priority IA Priority IIA	CDBG: \$132,653.70	Public service activities: 950 Persons Public facilities and infrastructure: 10,000 Persons
Planning and Administration	2025	2029	Non-Housing Community Development	Citywide	Priority IA Priority IIA Priority IB Priority IIB	CDBG: \$158,817.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 70,000 Persons Assisted

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)

In FY 2025-2026, the City will allocate \$132,653.70 to provide home repair assistance for eligible applicants. These funds will be added to the Home Repair Program, which is also funded through SHIP. The CDBG portions will assist at least two eligible applicants. Each applicant can receive up to \$65,000.00 in assistance.

Projects

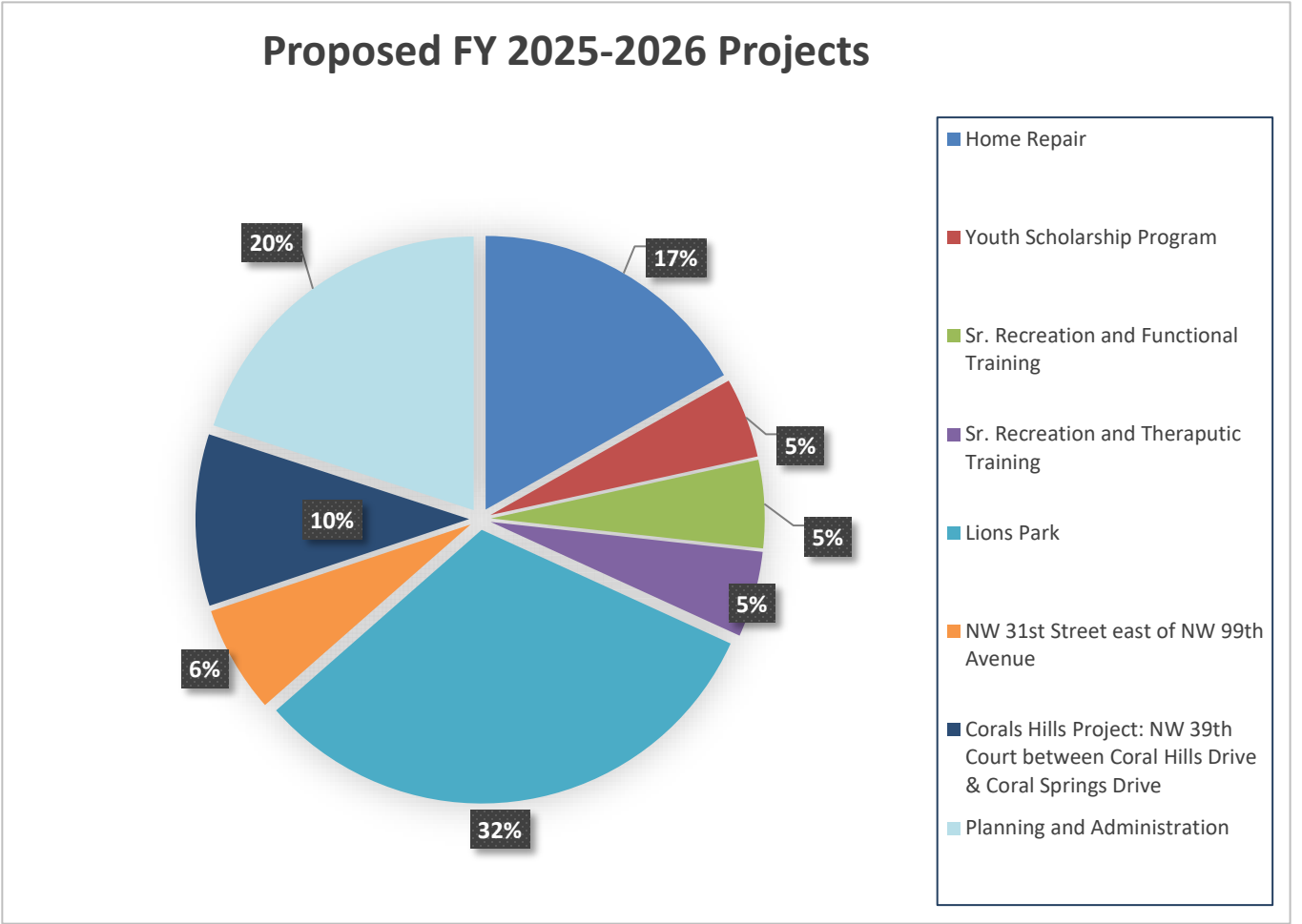
AP-35 Project Summary – 91.420, 91.22(d)

Project Summary Information

Table 24 – Project Summary

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Home Repair	Citywide	Decent Housing	IB, IIB	\$132,653.70
Youth Scholarship	Citywide	Suitable Living Environment	IIA	\$37,351.30
Senior Recreation and Functional Training	Citywide	Suitable Living Environment	IIA	\$40,930.00
Senior Recreation and Therapeutic Program	Citywide	Suitable Living Environment	IIA	\$40,000.00
Lions Park	Census Tract	Suitable Living Environment	IA	\$254,333.00
NW 31 st Street east of NW 99 th Avenue	Census Tract	Suitable Living Environment	IA	\$50,000.00
Coral Hills Project: NW 39 th Court between Coral Hills Drive and Coral Springs Drive	Census Tract	Suitable Living Environment	IA	\$80,000.00
Planning and Administration	Citywide	Planning and Administration	IA, IIA, IB, IIB	\$158,817.00
TOTAL				\$794,085.00

Figure #1 – Proposed Projects



Resources Table 25

Funding Sources	Amount
CDBG	\$794,085.00
HOME	\$237,191.00
SHIP	\$1,023,087.00
Total	\$2,054,363.00

PROJECT NAME: Home Repair
AMOUNT REQUESTED: \$132,653.70

PROJECT DESCRIPTION: Funding provides home repair assistance to homeowners who experience conditions that pose a threat to their health, safety and welfare.

Target Beneficiaries: Low- to moderate-income persons

Geographic Distribution: Citywide

National Objective: 570.208 (a) (3) Low/Mod Housing Benefit

Eligible Category: 570.202 (a) (1) Eligible rehabilitation and preservation activities

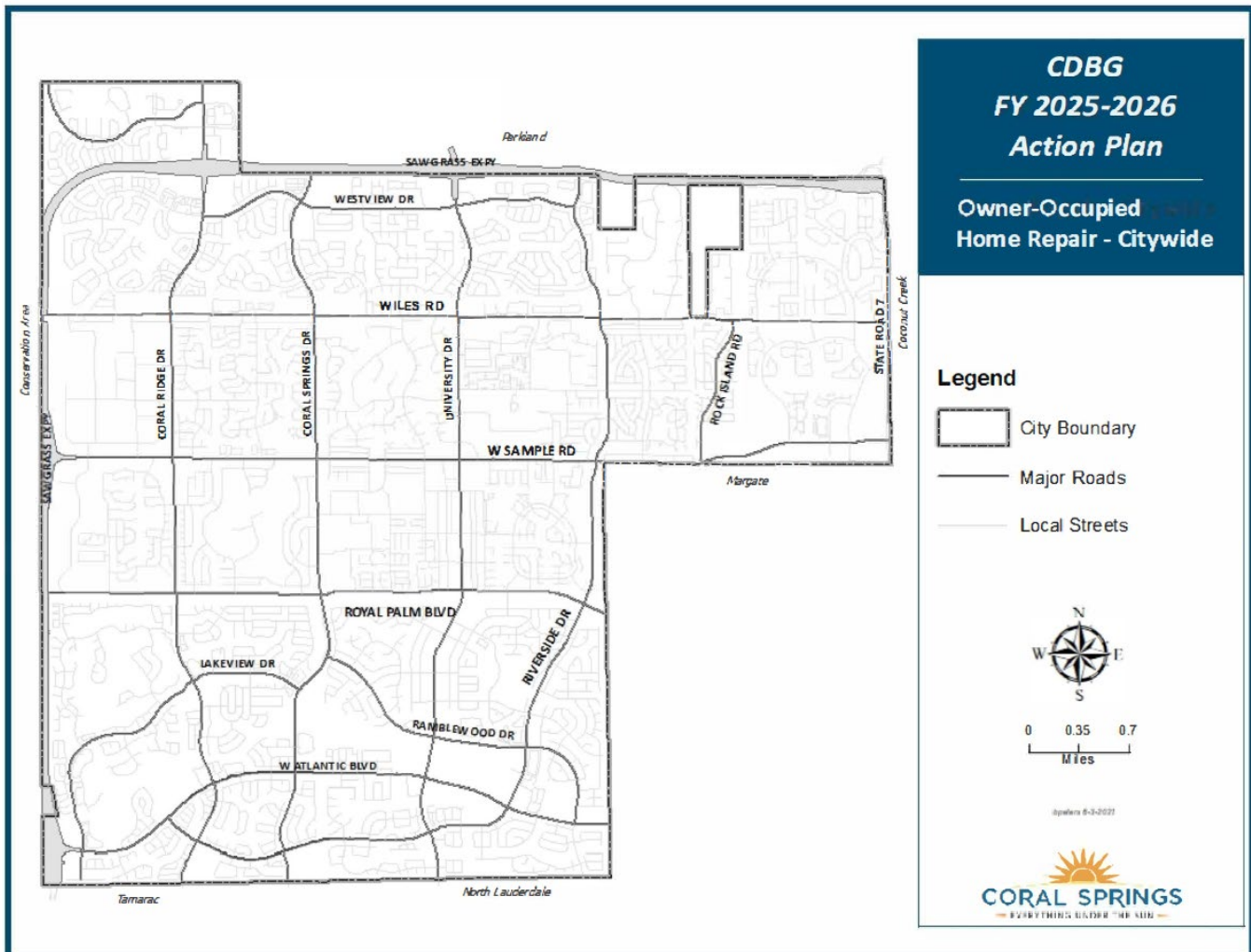
Goals Supported: Decent Housing

Needs Addressed: IB, IIB

Proposed Outcome: Affordable Housing

Performance Measure: 2 completed projects

Homeowner Housing Rehabilitated: 2 Household Housing Unit



PROJECT NAME: Youth Scholarship Program
AMOUNT REQUESTED: \$37,351.30

PROJECT DESCRIPTION: Funds are used to provide scholarships to low- to moderate-income youth residing in the City of Coral Springs for summer/seasonal camps and recreational sports programs (baseball, dance, gymnastics, cheerleading, soccer, basketball, tennis and football).

Target Beneficiaries: Low- to moderate-income persons

Geographic Distribution: Citywide

National Objective: 570.208 (2) Limited Clientele

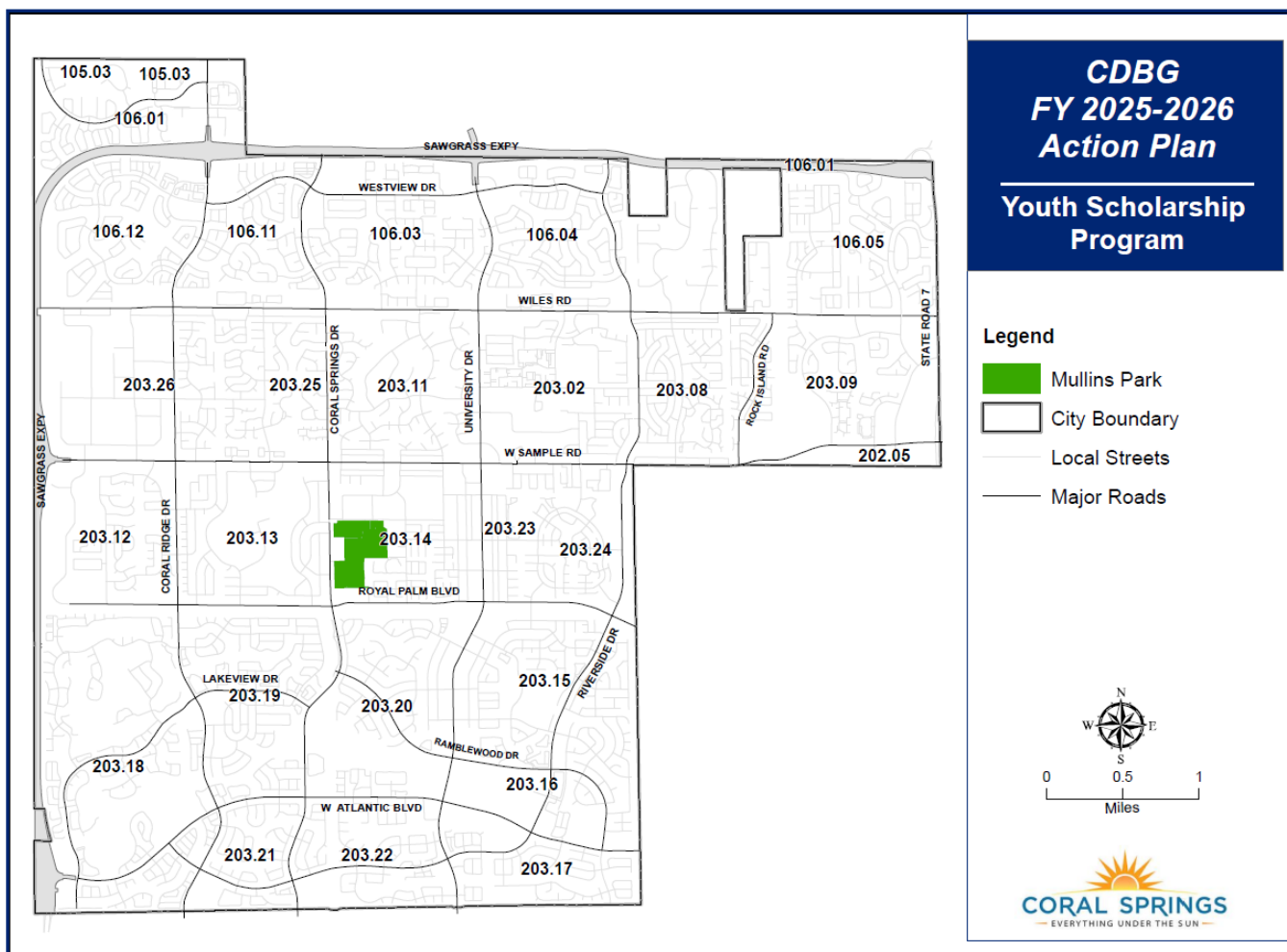
Eligible Category: 570.201 (e) Public Service

Goals Addressed: Suitable Living Environment

Needs Addressed: IIA

Performance Measure: 250 scholarships

Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted



PROJECT NAME: Senior Recreation and Functional Training
AMOUNT REQUESTED: \$40,930.00

PROJECT DESCRIPTION: Funding will assist in providing seniors residents who live in Coral Springs the opportunity to maintain an active lifestyle. Classes are held at the Senior Center at Sartory Hall in Mullins Park and the Aquatic Complex and include circuit training and functional training.

Target Beneficiaries: Low- to moderate-income persons

Geographic Distribution: Citywide

National Objective: 570.208 (2) Limited Clientele

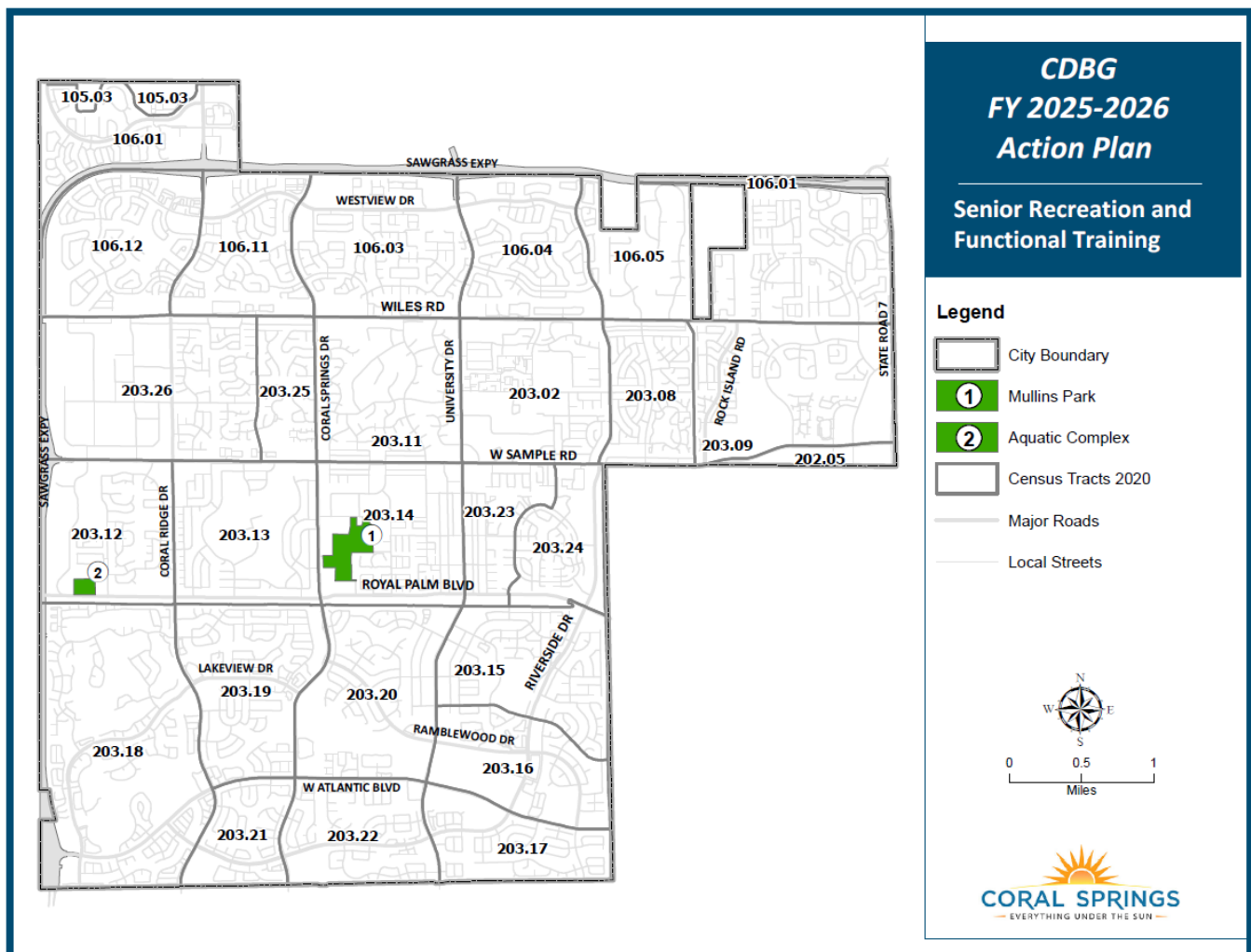
Eligible Category: 570.201 (e) Public Service

Goals Addressed:: Suitable Living Environment

Needs Addressed: IIA

Performance Measure: 200 seniors

Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

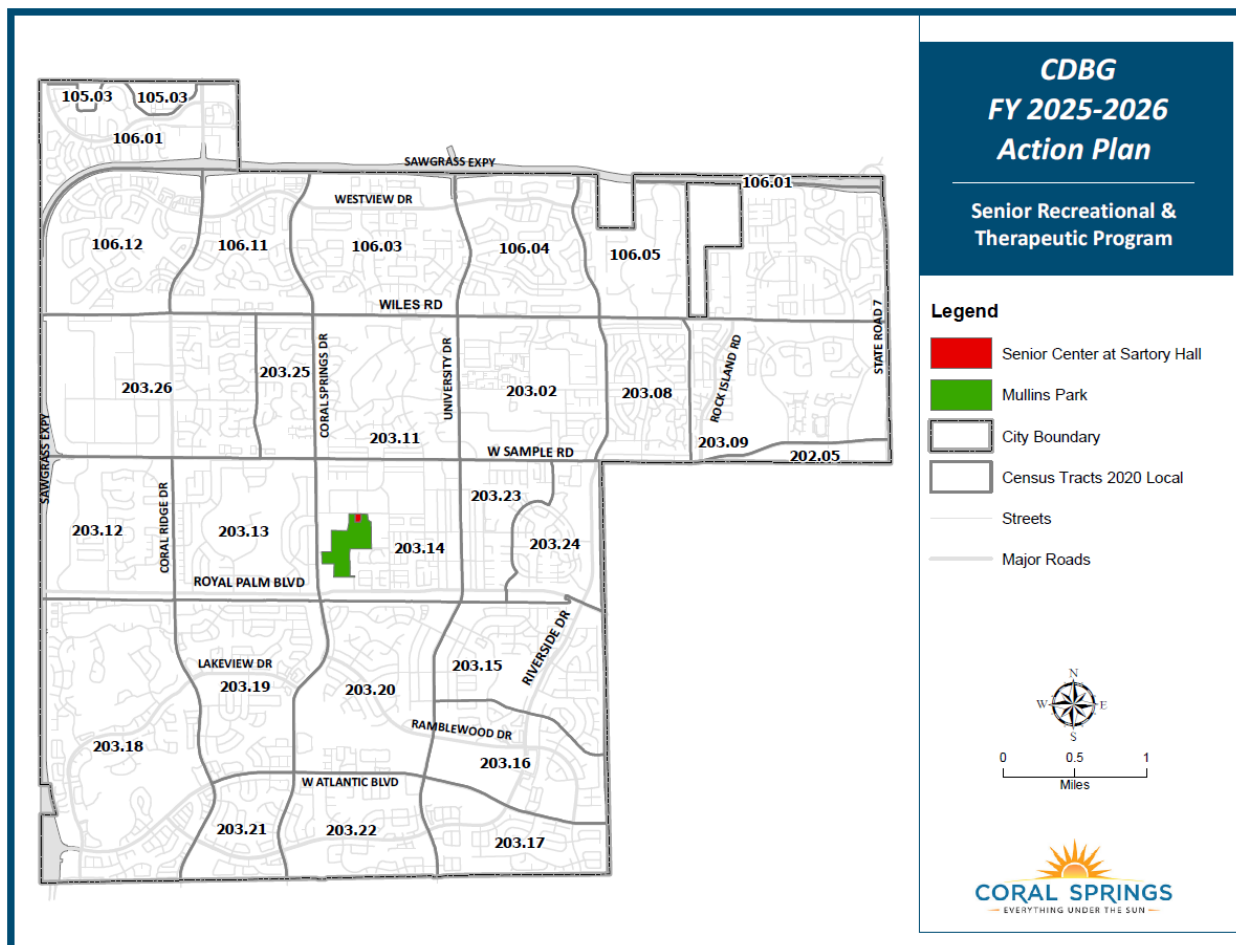


PROJECT NAME: Senior Recreation and Therapeutic Program
AMOUNT REQUESTED: \$40,000.00

PROJECT DESCRIPTION: Funds are used to provide free classes to senior residents and include arts and crafts, dancercise, line dancing, tai chi and yoga. Classes are held at the Senior Center at Sartory Hall in Mullins Park.

Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide and/or eligible neighborhoods
National Objective: 570.208 (2) Limited Clientele
Eligible Category: 570.201 (e) Public Service
Goals Addressed: Suitable Living Environment
Needs Addressed: IIA

Performance Measure: 500 seniors
Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted



PROJECT NAME: Lions Park
AMOUNT REQUESTED: \$254,333.00

PROJECT DESCRIPTION: Funds will be used to replace the playground, which will enhance safety and meet ADA guidelines.

Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide, CDBG eligible areas
National Objective: 570.208 (a) (3) Low/Mod Housing Benefit
Eligible Category: 570.201 (C) Public Facilities and Improvements

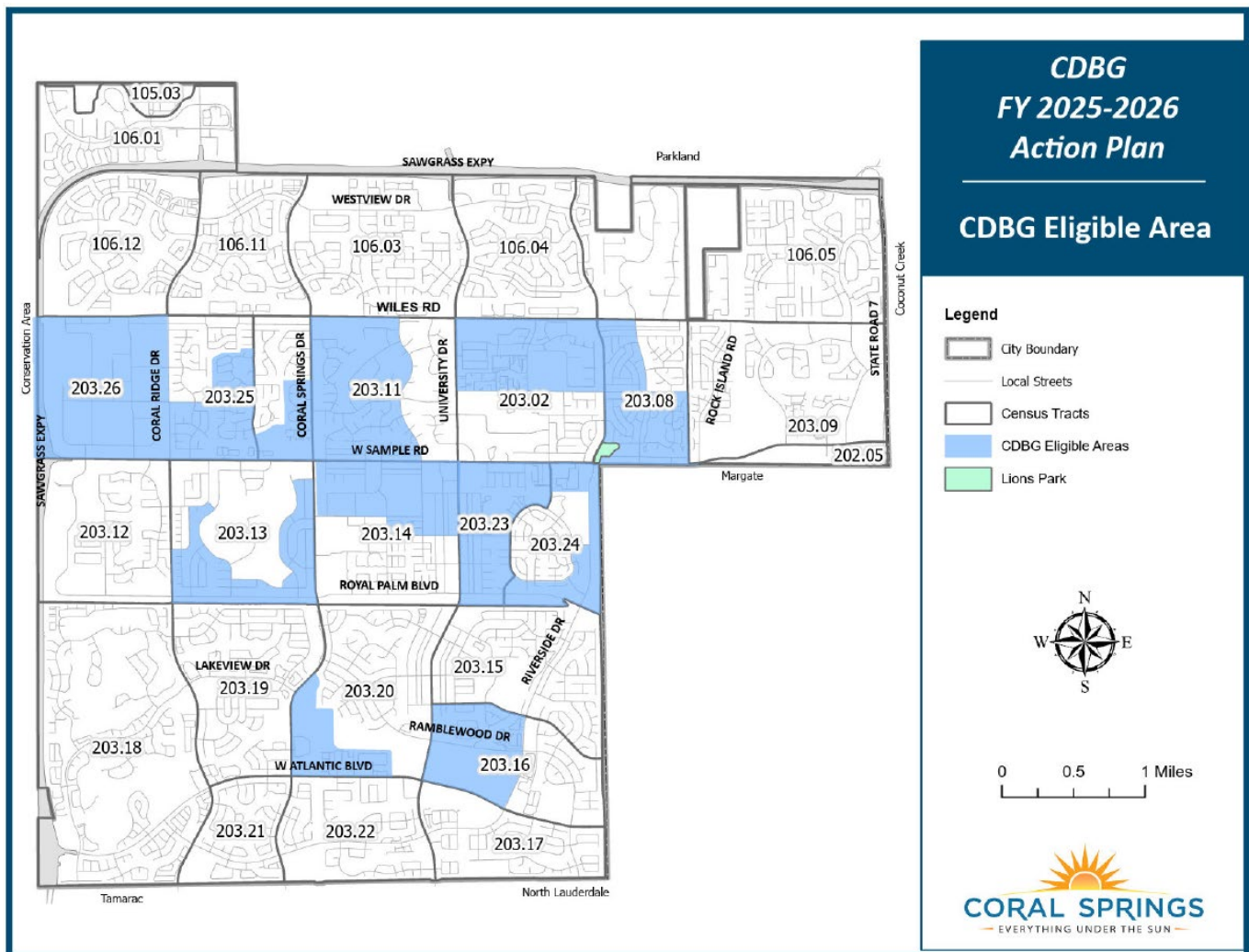
Goals Addressed: Suitable Living Environment

Needs Addressed: IA

Proposed Outcome: Sustainability

Performance Measure: Census Tract

Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,365 Persons

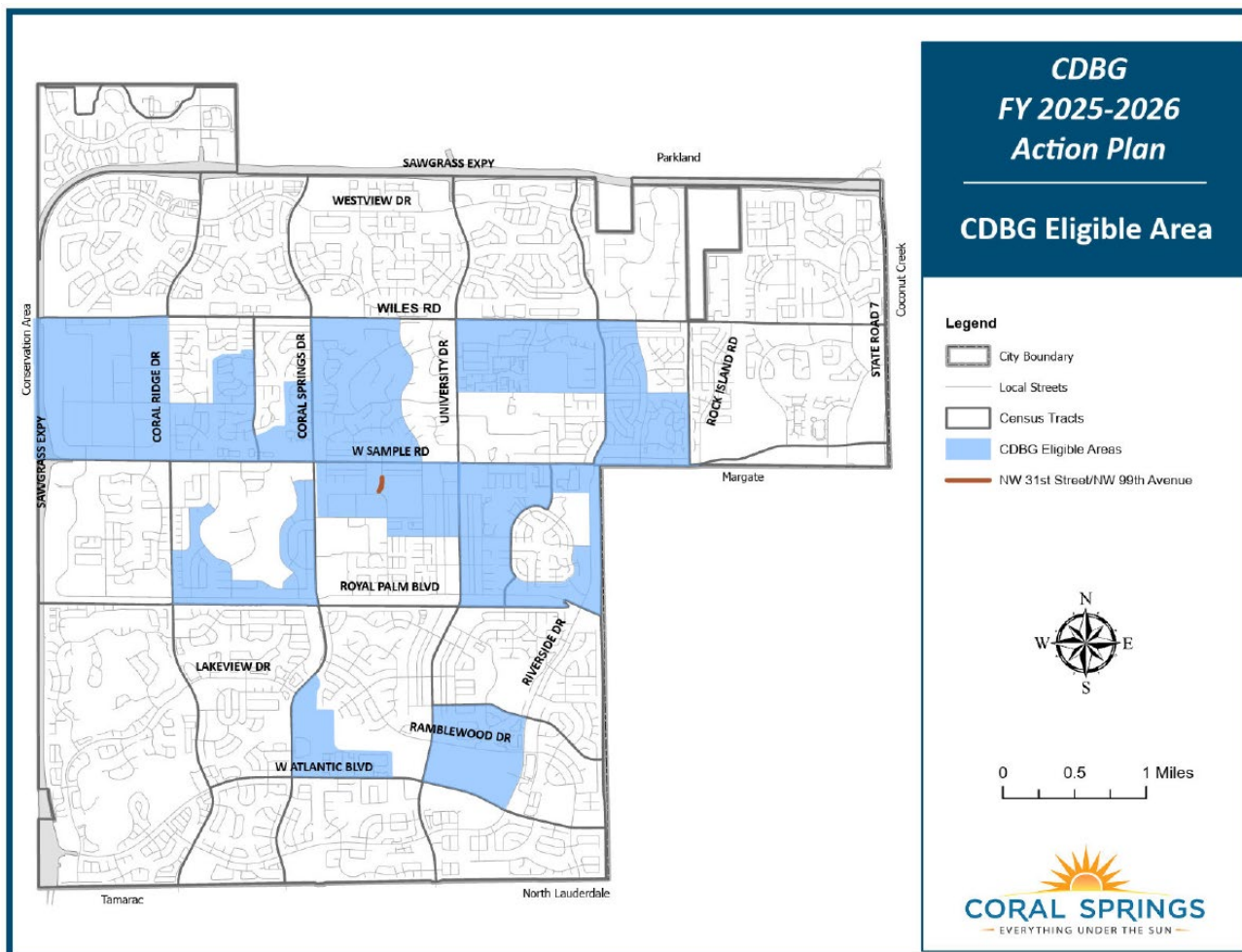


PROJECT NAME: NW 31st Street east of NW 99th Avenue
AMOUNT REQUESTED: \$50,000.00

PROJECT DESCRIPTION: Funds will be used to install new concrete sidewalk in the area which does not have existing sidewalk to connect NW 99th Avenue and NW 31st Street. This will be completed in accordance with current ADA standards.

Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide, CDBG eligible areas
National Objective: 570.208 (a) (3) Low/Mod Housing Benefit
Eligible Category: 570.201 (C) Public Facilities and Improvements

Goals Addressed: Suitable Living Environment
Needs Addressed: IA
Proposed Outcome: Sustainability
Performance Measure: 285 Linear Feet
Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,154 Persons



PROJECT NAME: Coral Hills Project: NW 39th Court between Coral Hills Drive and Coral Springs Drive
AMOUNT REQUESTED: \$80,000.00

PROJECT DESCRIPTION: Funds will be used for engineering services for design to replace existing asphalt sidewalk with a concrete sidewalk to meet current ADA standards.

Target Beneficiaries: Low- to moderate-income persons
Geographic Distribution: Citywide, CDBG eligible areas
National Objective: 570.208 (a) (3) Low/Mod Housing Benefit
Eligible Category: 570.201 (C) Public Facilities and Improvements

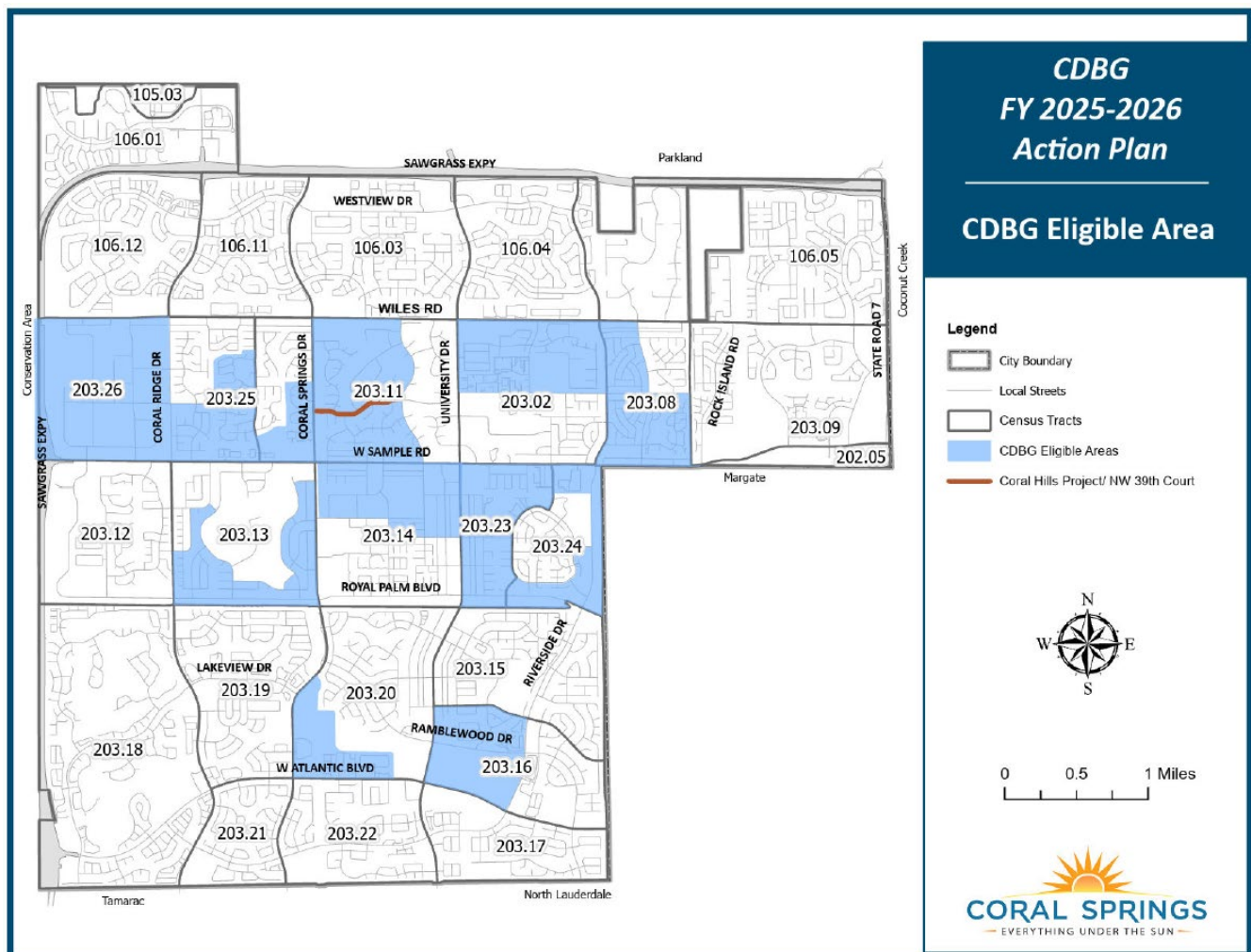
Goals Addressed: Suitable Living Environment

Needs Addressed: IA

Proposed Outcome: Sustainability

Performance Measure: 3,168 Linear Feet

Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,640 Persons



PROPOSED PROJECT NAME: Planning and Administration
AMOUNT REQUESTED: \$158,817.00

PROJECT DESCRIPTION: Cost associated with administering the CDBG program and preparation of the Annual Action Plan.

Eligible Category: 570.206 Eligible Program Administrative Cost

Goals Addressed: Planning and Administration

Needs Addressed: IA, IIA, IB, IIB

Proposed Outcome: Available/Accessibility

Performance Measure: 70% Low/Mod income program beneficiaries over a three-year period.

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

The City of Coral Springs has identified five priority needs that will be funded in the Consolidated Plan, however, due to funding limitations not all needs can be addressed in each year of the five-year plan. In 2025, the City will focus on housing rehabilitation, public services, public facilities and infrastructure improvements.

Public services are a priority, however there is a grant cap of 15% allowed for funding public service activities. Eligible persons must be LMI, and activities will focus on providing basic needs and services for seniors, youth and individuals and families at-risk of homelessness.

Housing rehab for LMI homeowners has also been identified as a high need. Housing rehab activities will be undertaken in the Home Repair Program and will include emergency home repairs and rehabilitation for single-family units for eligible Coral Springs residents.

Public facility and infrastructure improvements in low/mod income areas are a priority. Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. The City will also expand and improve public infrastructure in low/mod areas, including activities such as improvements to streets, signage, and ADA improvements to sidewalks.

The major obstacle the City faces is the general lack of funds to address all priority needs in each annual plan. Economic development opportunities are also a priority. Small businesses will be provided technical assistance with the purpose of job creation and/or retention. This priority however will not be funded in this program year. Eligible project proposals that benefit Low/Mod income areas in the City will be considered for future funding. The City will continue to explore additional funding opportunities through leveraging the resources it currently has.

AP-50 Geographic Distribution – 91.420, 91.220(f)

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

The City of Coral Springs has a CDBG Target Area which includes Census Block Groups with 51% of households that are low- to moderate-income.

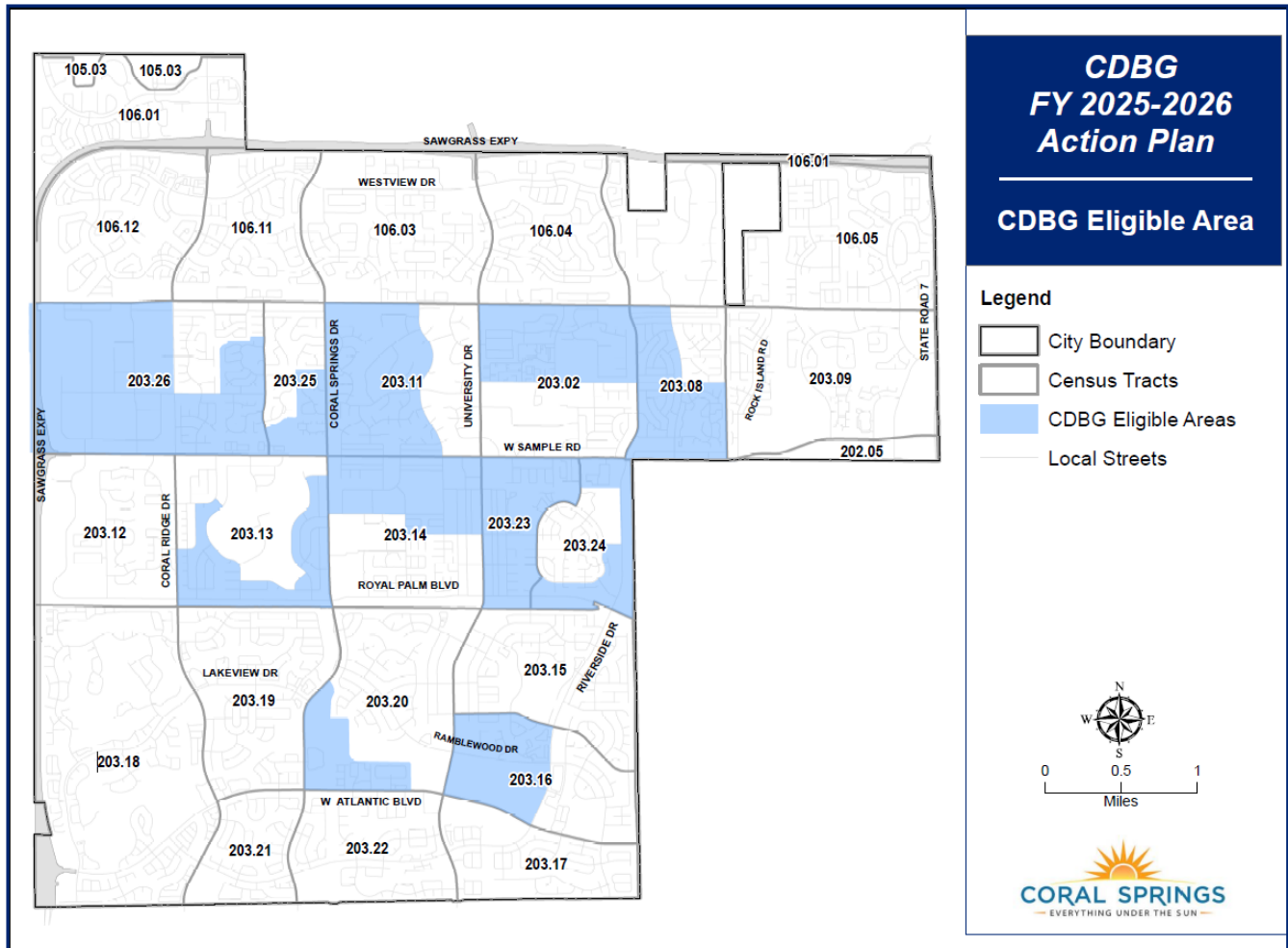


Table 26 – Project Summary

TRACT	BLKGRP	LOW	LOWMOD	LMMI	LOWMODUNIV	LOWMOD_PCT	MOE_LOWMODPCT
020302	1	790	1,180	1,660	1,755	67.20%	+/-14.40%
020302	2	525	620	635	1,575	39.40%	+/-29.70%
020302	3	735	1,270	1,475	1,875	67.70%	+/-16.30%
020302	4	740	1,255	1,680	2,660	47.20%	+/-21.80%
020302	5	130	460	460	555	82.90%	+/-19.70%
020308	1	680	1,105	1,645	2,365	46.70%	+/-13.80%

020308	2	500	990	1,360	1,700	58.20%	+/-17.50%
020308	3	1,250	1,455	1,925	2,190	66.40%	+/-24.40%
020311	1	1,175	1,515	1,770	2,640	57.40%	+/-12.80%
020313	1	205	915	1,260	1,615	56.70%	+/-21.70%
020313	2	840	1,065	1,815	2,295	46.40%	+/-16.30%
020314	1	425	1,045	1,260	1,660	63.00%	+/-16.30%
020316	1	590	875	1,160	1,645	53.20%	+/-15.10%
020320	2	650	1,290	1,985	2,465	52.30%	+/-13.50%
020323	1	445	1,130	1,285	1,525	74.10%	+/-16.50%
020323	2	745	1,445	2,080	2,485	58.10%	+/-12.60%
020324	2	715	1,415	1,880	2,090	67.70%	+/-18.40%
020324	3	765	1,645	2,310	2,515	65.40%	+/-16.50%
020325	1	395	960	1,495	2,105	45.60%	+/-19.50%
020326	1	110	230	340	500	46.00%	+/-26.40%
020326	2	380	1,515	1,970	2,760	54.90%	+/-17.20%

LEGEND FOR THE ABOVE DATA TABLE

TRACT	The numeric code for the census tract. In other publications or reports, the code sometimes appears as a 2 digit decimal XXXX.XX
BLKGRP	The block group code
LOW	Low income
LOWMOD	The count of Low Mod Persons. Synonyms for PMOD. This is the revised count of low/mod persons
LMMI	Low-moderate income person
LOWMODUNIV	Person with the potential for being deemed Low mod. Use as the denominator for MOD, LOW, and VLOW %'s
LOWMOD_PCT	The percentage of person who are low/moderate income; calculated by LOWMOD/LOWMODUNIV times 100. This is the revised lowmod percentage
UNLOWMOD	The uncapped count of low- and moderate income persons
UCLOWMOD_PCT	The percentage of uncapped Low-and Moderate-income persons. Calculated from UCLOWMOD
MOE_LOWMODPCT	The margin of error (MOE) for the UNLOWMOD_PCT

AP-65 Homeless and Other Special Needs Activities – 91.420, 91.200(i)

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 City recognizes the need for sustainable affordable housing and has recently implemented strategies using state funds to prevent homelessness within the City. Although the City does not receive public or private funds to address homeless needs, the City actively participates in the Broward County Consumer Advocacy Committee, providing strategies, donations and other written standards to address those experiencing homelessness. The City also participates in Broward County's Continuum of Care Program, which includes the following fundamental components:

- Homelessness prevention;
- Outreach and assessment to identify an individual's or family's needs and make connections to facilities and services;
- Immediate shelter and safe, decent alternatives to a place not meant for human habitation;
- Transitional housing and necessary social services. Such services include job training/placement, substance abuse treatment, short-term mental health services, independent living skills, etc.; and
- Permanent housing or permanent supportive housing arrangements.

The purpose of the program is to develop a long-term strategic plan and manage a year-round planning effort that addresses the identified needs of individuals and households experiencing homelessness; the availability and accessibility of existing housing and services while establishing a direct link to those services.

On January 23-25, 2025, Broward County Housing Options Solutions and Supports Division (HOSS-D) conducted The Point In Time (PIT) Count throughout Broward County. For 3 days, homeless services agencies, local stakeholders, faith-based, youth and other community-based organizations, volunteers and law enforcement combed through the county to identify those experiencing homelessness. The purpose of this annual census of all sheltered and unsheltered homeless individuals in Broward County. The PIT Count is required by the Department of Housing and Urban Development (HUD) in determining federal funding needed to provide homeless services and programs. The data from this count are still being tabulated and have not been released to the public.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participates in Broward County's Homeless Continuum of Care (HCoC), which addresses all aspects of homelessness including prevention, outreach, emergency shelter, transitional and permanent affordable housing, and supportive services. This work includes:

- Facilitating community, business and governmental involvement in the homeless HCoC;
- Implementation of Federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act;
- Overseeing of the County's three regional Homeless Assistance Centers;
- Creating new and innovative programs to serve Broward's homeless population (such as the Homeless medical respite care facility, mobile shower units, outreach case management, housing navigator and mobile behavioral assessment unit);
- Implement a homeless management information system through Homeless Initiative Partnership's leadership; and
- Participation in the creation of applications and requests for proposals.

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.

Helping low-income individuals and families who are in imminent danger of 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.

The City of Coral Springs works in partnership with the Broward County HOSS-D, who maintains efforts to lessen the impact of homelessness in the community. This is accomplished by:

- Researching and incorporating appropriate best practices models to improve service delivery;
- Expanding supportive housing capacity for the mentally ill, those in recovery, and others with disabilities;
- Developing and implementing strategies to better address institutional discharge and access to mainstream resources;
- Expanding and enhancing mentoring opportunities for homeless persons; and,
- Researching methods to expand the stock of affordable housing in Broward County.

The Broward County Family Success Administration and the Urban League provides assistance to individuals and families to achieve economic and social stability. These programs offered by these agencies are encouraged through Self-Sufficiency Management Programs, that assist individuals and families in setting goals, learning skills and accessing services they need to become financially stable. Services provided include case management services, educational training, information or community referrals, written materials, childcare, and bus passes. The Northwest Family Success Center in the heart of Coral Springs, less than a mile from City Hall, providing services for residents in northwest area of Broward County.

The City of Coral Springs recently implemented a foreclosure prevention and rental intervention and rapid rehousing strategies using state funding to directly address the needs of those individuals and families in imminent danger of becoming homeless. These strategies will allow Coral Springs residents to remain in their homes while offering housing counseling to build stronger economic opportunities.

AP-75 Barriers to affordable housing – 91.420, 91.220(g)

Although there remains a scarcity of affordable housing within Broward County, the City through its land development codes and Affordable Housing Ordinance implemented specific incentives to assist in reducing the barriers within the City's control.

The City's home repair program was designed to remove impediments, improve accessibility to the elderly applicants and households including one or more special needs, and to provide for health and safety repairs

as needed by elderly and disabled persons to maintain their independence.

Actions 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

Listed below are the affordable housing incentives adopted by the City:

- The Building Department works closely with the Community Development Division staff to expedite building permits related to affordable housing programs. For example, the City has a process in place to expedite building permits related to the Home Repair and Barrier Free Programs;
- Not-for-profit organizations can waive the Planning and Zoning Board public hearing, thereby reducing the processing time of petitions by a month;
- Not-for-profit organizations can request the City Commission waive all applicable development and impact fees or petition fees for affordable housing or projects providing assistance for low- to moderate- income households;
- Not-for-profit organizations or residential development providing affordable housing can apply for a special exception from the City's Land Development Code to reduce the minimum rear setback for building affordable housing projects.
- Zero-lot-line configurations are permitted within various zoning districts;
- The City's land use and zoning districts concentrate residential density along major arterials thereby increasing the proximity of transit to a larger number of residents. This was supported by the Community Redevelopment Agency and Commission when initiative established the Local Activity Center mixed land use category and overall Downtown Plan.

AP- 85 Other Actions – 91.420, 91.220(k)

Introduction

The City in partnership with Broward County has identified the following factors as obstacles to meeting the need of its underserved population: insufficient funding resources, lack of livable wages, lack of affording housing inventory, inability of low- to moderate-income families to secure affordable home ownership and a need for more cohesive service delivery system which promotes partnership between service providers.

The planned actions outlined below describe the City's efforts to address challenges in meeting the needs of underserved populations, ensuring affordable housing, reducing lead-based paint hazards, decreasing the number of families living in poverty, preserving institutional structures, and coordinating with service providers.

Actions planned to address obstacles to meeting underserved needs:

The main challenges in meeting the needs of underserved communities are insufficient funding and strict regulations. The City provides limited general and federal funds to both nonprofits and City departments to assist the most vulnerable residents, such as LMI youth, seniors, and those with housing instability. The City aims to address immediate needs while also working on long-term strategies to help individuals and families become self-sufficient. The City offers support for emergency situations, such as assistance for families and individuals struggling with home repairs. The overall goal is to promote stability and reduce poverty in the future. The City will continue

to explore alternative funding sources with more flexible regulations, as funding becomes available.

The City has partnered with Habitat for Humanity in converting City owned vacant lots to create affordable homeownership solutions to serve low-moderate income families. Habitat for Humanity has partnered with local stakeholders and agencies to design and develop the sites with approximately 13 units. Habitat will issue mortgages with zero interest, assuring economic sustainability and self-sufficiency for low- to moderate-income families. In May of 2025, the first homeowners are scheduled to enter their new homes.

In March 2024, the City also adopted land development code requirements to address the Live Local Act, and maintain the aesthetic and quality of life standards of mixed-use affordable housing developments.

Actions planned to foster and maintain affordable housing:

Although some of the affordable housing barriers are out of the City's control, the City through its land development codes and ordinances have put in place affordable housing incentives to assist in reducing barriers within the City's control.

The City will continue its Home Repair program to maintain housing stock as well as continue with its Purchase Assistance program to increase the availability of affordable housing for low- to moderate-income families.

Listed below are Affordable Housing incentives undertaken by the City. They include:

- The Building Department works closely with the Community Development Division to expedite building permits related to affordable housing programs. For example, the City has a process in place to expedite building permits related to the Home Repair and Barrier Free Programs;
- Not-for-profit organizations can waive the Planning and Zoning Board public hearing, thereby reducing the processing time of petitions by a month;
- Not-for-profit organizations can request the City Commission waive all applicable development and impact fees or petition fees for affordable housing or projects providing assistance for low- to moderate- income households in the City;
- Not-for-profit organizations or residential development providing affordable housing can apply for a special exception from the City's Land Development Code to reduce the minimum rear setback for affordable housing projects providing assistance to low- to moderate-income households in the City.
- Zero-lot-line configurations are permitted within various zoning districts;
- The City's land use and zoning districts concentrate residential density along major arterials thereby increasing the proximity of transit to a larger number of residents. This was supported by the Community Redevelopment Agency and Commission when initiative established the Local Activity Center mixed land use category and overall Downtown Plan.

Actions planned to reduce lead-based hazards:

All eligible and approved homes assisted through our owner-occupied home repair program are tested for lead-based paint if the home was constructed prior to 1978. The City has a low elevated amount of led-based positioning due to most construction of owner-occupied and renter-occupied units being built after 1970 according to Broward County Health Department. In Coral Springs and statewide, the percentages of home in Florida that may be contaminated with lead-based paint are substantially low. Notwithstanding that a very small percentage of the homes were built before 1970; whereas the prevalent paints in Florida were turpentine-based mineral spirits colored with pigments from zinc oxide rather than lead-based paints and widely manufactured for military and

household uses.

Actions planned to reduce the number of poverty-level families:

According to Census.gov, Broward County has 12.7% of its population at or below the poverty level in 2023. With the City representing 6% of the total population of those living in Broward, the City has 9.9% of its residents living at or below the poverty level. These statistics drive the understanding of the need to provide a defined strategy to help reduce the varying poverty rate scattered throughout the City. A comprehensive poverty reduction strategy was designed to develop affordable housing, create jobs, and stimulate the economic environment for the benefit and enhancement of the entire City. An essential component of a poverty reduction strategy is the successful partnership of public and private social systems, which acknowledges and provides direct solutions to individual-economic factors (health, education, employment, job training, etc.).

The City's goal is to do its part in reducing the number of individuals and families, at or below the national poverty level, through affordable housing programs and other public service-related programs.

The City's objective is to assist residents in locating existing services within Broward County.

Actions planned to develop institutional structure:

The City will continue to work with the County, the Broward County Homeless Initiative Partnership, and other area service providers to reach our targeted populations. The City will continue to strive to meet those needs through partnerships with the various organizations and agencies that work to meet the needs of underserved individuals and families in Coral Springs.

City staff and partners will implement the Consolidated Plan and subsequent Annual Action Plans based on established priorities as identified through citizen input during the development of the plan. The City is responsible for coordinating the efforts of all the entities involved in the institutional structure. Continuing these successes will help strengthen and develop the institutional structure of the CDBG program in Coral Springs.

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

A list of providers was generated to include providers in housing, social service agencies, and other entities; those focused on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and those experiencing homelessness. The City maintains contacts with key non-profits and outside agencies that have a working relationship with these specific groups to exchange resources and expand its ability to service its residents.

Program Specific Requirements

AP-90 Program Specific Requirements -91.420, 91.22(l)(1,2,4)

Introduction

This section describes the CDBG program's specific requirements. The City does not anticipate receiving program income in 2025.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds are 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.

Table 27 – Program Income

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 funding 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

Table 28 – 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 extremely low- to 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 extremely low- to moderate-income. Specify the years covered that include this Annual Action Plan.	100.00%

FAIR HOUSING

The City of Coral Springs submitted an update to its Analysis of Impediment (AI) to HUD in August of 2020 as a member of the Broward County Consortium. In February 2025, the administration terminated the 2021 Affirmative Furthering Fair Housing (AFFH) rule, as a result, the Broward County Consortium suspended updating the AI at this time.

In FY 2025-2026, the City will complete the following fair housing activities:

- Increase awareness of fair housing laws, rights and enforcement by printing fair housing ads and PSAs.
- Provide fair housing information on the City's website at <https://www.coral springs.gov/Government/Departments/Community-Development/Housing-Assistance/Fair-Housing> to the general public about the identification and reporting of discrimination.
- Attend and promote the Broward County Fair Housing Workshop.
- Annually, the City proclaims April as Fair Housing month in support of Title VIII of the Civil Rights Act of 1968.

MONITORING

HUD's Community Planning and Development Office has developed a monitoring guide to monitor grantees. The City utilizes the guide 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, and Office of Fair Housing and Equal Opportunity, and Department of Environmental Protection Agency are also 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

The Community Development Division's staff shall monitor the City's housing program level of service to ensure that statutory and regulatory requirements are 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, Staff reviews each program to determine if they are being completed in a timely manner, and whether they meet the goals of the City's Annual Action Plan.

- At the end of each program year, 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 of Coral Springs requires citizen participation in the planning and amendment process of the Consolidated Plan and Annual Action Plans, as required by HUD, 24 CFR 91.105.

- Review request for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations and authorized under the sub-recipient agreement.
- Ensure compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

SUB-RECIPIENT MONITORING

The Community Development Division is responsible for oversight of all designated sub-recipients of CDBG funds and will perform the following tasks:

- Distinguish between sub-recipients, contractors, and other entities;
- Execute written agreements containing all required elements before providing funds to sub-recipients;
- Periodically review sub-recipients in order to determine that program requirements are being met; and
- Take effective corrective and remedial actions toward sub-recipients who do not comply.

LEAD-BASED PAINT

Lead based paint is defined as paint or other surface coatings that contain lead in excess of limits established under Section 302(c) of the Lead-Based Paint Poisoning Prevention Act. The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971 (Lead Act), which established the current federal lead-based paint requirements. Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

HUD has issued a new regulation to protect young children from the poisoning hazards of lead-based paint in housing that is financially assisted or sold with federal government resources. Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning April 22, 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

The regulation does not apply to housing built after January 1, 1978, when lead-based paint was banned for residential use.

The City of Coral Springs has a low amount of lead based poisoning due to most construction of owner-occupied and renter-occupied housing units occurred after 1970 according to the Broward County Health Department. In Coral Springs and statewide, the percentages of homes in Florida that may be contaminated with lead-based paint are quite low. Not only is there the small percentage of the houses that were built before 1970, the prevalent paints in Florida were turpentine-based mineral spirits that were colored with pigments made from zinc oxide and linseed oil rather than lead based paint and widely manufactured, for military and household uses.

As part of any City administered housing program, the City ensures that all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes that were built prior to 1978. If abatement is required, specifications by a certified lead contractor will be written and incorporated into rehabilitation specifications to be implemented by the City with CDBG funding. These actions will prevent lead poisoning and hazards in the community.

POVERTY REDUCTION

A comprehensive poverty reduction strategy was designed to develop affordable housing, create jobs, and stimulate the economic environment for the benefit and enhancement of the entire City. An essential component of a poverty reduction strategy is the successful partnership of public and private social systems, which acknowledges and provides direct solutions to individual-economic factors (health, education, employment, job training, etc.).

The City's goal is to reduce the number of individuals and families, at or below the national poverty level, through the City's affordable housing programs and other public service-related programs. The City's objective is to assist residents in locating existing services within Broward County.