



Palm Beach County
Board of County Commissioners



FY 2026-2027 Annual Action Plan

Executive Summary

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

1. Introduction

Per HUD regulations governing Consolidated Submissions for Community Planning and Development Programs (24 CFR Part 91.15 (a)(2)), an entitlement jurisdiction whose fiscal year commences in October must submit an Annual Action Plan (AAP) to HUD by August 16 of each year. For FY 2026-2027, HUD published the following formula grant awards for Palm Beach County (PBC): Community Development Block Grant (CDBG) - \$6,541,411; HOME investment Partnership (HOME) - \$2,192,925.65; and Emergency Solutions Grant (ESG) - \$580,917. The AAP serves as the County's application to HUD to receive these funds and details how the funds will be used to address the goals and objectives outlined in the County's FY 2025-2029 Consolidated Plan. The PBC Urban County Program Jurisdiction comprises all areas of unincorporated PBC as well as 32 municipalities that have signed inter-local agreements with the County. The Department of Housing and Economic Development (HED) is the lead agency responsible for the consolidated planning process. The development of the AAP involves HED collaborating with the 32 municipalities, other county departments, service providers, private industry, advocacy groups, general public, and other interested parties. These collaborative efforts shaped the various housing, community development, economic development, and public services strategies which are detailed in the AAP.

2. Summarize the objectives and outcomes identified in the Plan

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

The objectives and outcomes to be realized from the use of CDBG, HOME, and ESG funds identified in the FY 2026–2027 Annual Action Plan are identified on the chart below.

Goal Name	Objective	Needs Addressed	Goal Outcome Indicator
Affordable Rental Housing	Affordable Housing	Affordable Rental Housing	Rental Units Constructed: 692 units
Affordable Homeownership	Decent, Affordable Housing	Homeownership	Homeowner Housing Constructed: 151 units Homeowner Rehabilitation: 36 units Direct Financial Assistance to Homebuyers: 36 units Other Assistance: 26 units
Public Services	Suitable Living Environment, Non-Housing Community Development	Provision of Public Services	Public Service activities other than Low/Moderate Income Housing Benefits: 735 persons assisted
Special Needs Services	Suitable Living Environment, Non-Homeless Special Needs	Special Needs Housing and Services	Public Service activities other than Low/Moderate Income Housing Benefits: 45 persons assisted
Homelessness	Decent, Affordable Housing, Homelessness	Provision of Public Services, Homeless Assistance	Public Service activities other than Low/Moderate Income Housing Benefits: 1,121 persons assisted Tenant-based rental assistance/Rapid Re-housing: 120 persons assisted
Public Facilities and Infrastructure	Suitable Living Environment, Non-Housing Community Development	Infrastructure and Public Facilities Improvement	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 39,769 persons assisted
Code Enforcement	Suitable Living Environment, Non-Housing Community Development	Code Enforcement	Other: 29,619 persons
Economic Development	Economic Opportunities	Economic Development	Jobs Created/retained: 92 jobs Businesses Assisted: 392 businesses

AP-05.2.Table

3. Evaluation of past performance

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

The current fiscal year began on October 1, 2026, and therefore Palm Beach County had only completed eight months when the draft FY 2026-2027 Annual Action Plan (AAP) was completed. Accomplishments for FY 2025-2026 will be reported in the Comprehensive Annual Performance and Evaluation Report (CAPER) to be published in December 2026. The chart below shows the extent to which the County achieved the targets set forth in the prior year AAP. The review shows the accomplishments achieved under the following categories: Housing, Economic Development, Capital Improvements, Homeless, Special Needs Services, and Public Services.

Goal	Category	Unit	FY 2024-2025*		Percent Realized
			Target	Actual	
Housing	Homeowner Housing Added	Households	104	39	37.5%
	Homeowner Housing Rehabilitated	Households	50	34	68%
	Direct Financial Assistance	Households	41	49	119.51%
	Mortgage Assistance (Other)	Households	30	46	153.33%
	Rental Units Constructed	Units	417	395	94.72%
	Rental Assistance	Households	820	131	15.98%
Code Enforcement	Non-Housing Community Development	Other	23,676	21,726	91.76%
Economic Development	Businesses Assisted	Businesses	1,352	1,342	99.26%
	Jobs created Retained	FTE Jobs	79	112	141.77%
Homelessness	Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	743	2,927	393.94%
	Tenant-based Rental Assistance/ Rapid Rehousing	Households Assisted	820	361	44.02%
Public Facilities and Infrastructure	Non-Housing Community Development	Persons Assisted	96,400	64,030	66.42%
Public Services	Non-Housing Community Development	Persons Assisted	840	829	98.69%
Special Needs Services	Non-Homeless Special Needs	Persons Assisted	45	936	2,080%

*Source: FY 2024-2025 Consolidated Annual Performance Evaluation Report (CAPER)

AP-05.3.Table Evaluation Past Performance CAPER

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A total of three (3) public meetings were held by PBC as part of its AAP public participation process. In addition to this on February 12, 2026 another public workshop was held in order to explain to the public and interested applicants the process for applying for the 2026-2027 Notice of Funding Opportunity (NOFO) for the County's CDBG Public Services activities.

On April 28, 2026, HED staff presented the AAP funding strategies to the Board of County Commissioners (BCC) at a public workshop for discussion and final direction.

On June 16, 2026, HED staff held an in-person/virtual meeting to advise the public of the strategies used to distribute funding under the CDBG, HOME, and ESG Programs, present the draft AAP, and gather input as part of the citizen participation process. Participants were provided with the opportunity before, during, and after the meeting to provide input on the use of the funds during the upcoming fiscal year. Attendees were advised that comments could be submitted to HED-submit@pbc.gov until June 30, 2026, one week prior to the date of the final BCC meeting on July 8, 2026. An AAP public comment period from 01 – 30 June 2026.

On July 7, 2026, the AAP will be presented to the BCC for approval at a public meeting.

All public meetings noted above were advertised in the Palm Beach Post Newspaper, posted on the HED website at <http://www.pbcgov.com/hed>, and blasted, via email to interested parties and municipalities.

As part of the citizen participation process, HED solicited public input from interested groups by making presentations and providing information to the following groups: The PBC Affordable Housing Collaborative (PBCAHC), the Housing and Homeless Alliance (HHA), the Housing Leadership Council (HLC), the Countywide Community Revitalization Team (CCRT), and the Special Needs Advisory Coalition (SNAC).

5. Summary of public comments

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

Below is a summary of all public comments received either directly at the meetings or in written format:

April 28, 2026 – PBC BCC Workshop

No public comments received at this meeting.

June 16, 2026 – In-Person and Virtual Public Meeting

Public comments will be included after the meeting.

July 7, 2026 – BCC Public Meeting

Public comments will be included after the meeting.

No other written comments were received.

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

All comments received from the public were accepted and incorporated into the AAP where applicable.

7. Summary

The FY 2026-2027 AAP addresses eight (8) of the goals identified in the FY 2025–2029 Five Year Consolidated Plan. The goals addressed are: Affordable Rental Housing, Affordable Homeownership, Public Services, Special Needs Services, Homelessness, Infrastructure and Public Facilities, Code Enforcement, and Economic Development. The citizen participation process garnered public input that helped shape the funding strategies and activities that are included in the final AAP.

See also **Appendix B**.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	PALM BEACH COUNTY	Housing and Economic Development
HOME Administrator	PALM BEACH COUNTY	Housing and Economic Development
ESG Administrator	PALM BEACH COUNTY	Community Services

Table 1 – Responsible Agencies

Narrative (optional)

Housing and Economic Development (HED) is the agency responsible for preparing the FY 2026-2027 Annual Action Plan (AAP). The Department of Community Services', Division of Human and Veteran Services (DHVS), administers the ESG Program. They prepare those sections of the AAP related to the ESG Program. HED administers federal funds provided to the County under the formula-based CDBG and HOME Programs. All activities related to insertion of data into IDIS is the responsibility of HED.

Consolidated Plan Public Contact Information

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

1. Introduction

Palm Beach County (PBC) is dedicated to obtaining input from citizens, municipal officials, public and private agencies, private developers, governmental agencies, stake holders and other interested parties as part of the Consolidated Plan and Annual Action Plan (AAP) processes. Citizen participation is strongly encouraged throughout the planning process. For the FY 2026-2027 AAP consultation included in person meetings with county partners, including non-profits subrecipients and municipalities. Specifically, information was disseminated and input sought through community meetings, meetings with the Board of County Commissioners (BCC), newspaper advertisements, web announcements, and public meetings. Two (2) public meetings were held for the public to review and comment on the AAP. The FY 2026-2027 AAP was approved by the BCC at a Public Hearing on July 7, 2026.

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(I))

PBC coordinates with public and private housing providers and developers to promote the production and availability of affordable housing units. The County is an active participant in the Housing Leadership Council and the Affordable Housing Collaborative. The County also facilitates the Commission on Affordable Housing (CAH) Advisory Board. The CAH is a local housing advisory committee whose members are appointed by the BCC. The CAH is required by Florida Statue as a condition to participating in certain State affordable housing programs. The County continues to utilize State Housing Initiatives Partnership (SHIP) and HOME funding for the development of affordable housing. The Department of Housing and Economic Development (HED) collaborates with other county departments, community partners, and various housing providers to revise existing County's policies and create new policies relating to the provision of affordable and workforce housing for county residents.

In the past, HED has provided funding to the two (2) public housing authorities within its jurisdiction to assist with upgrading, increasing and maintaining their housing stock. Coordination between the County and the public housing providers is heightened by the requirement for Housing Authorities to obtain a certification from the County ensuring their annual plans and strategies are consistent with the goals of the County's Consolidated Plan.

HED collaborates with Florida Health Palm Beach County to ensure that guidelines for lead reductions are consistent with homebuyer regulations, rehabilitation program regulations, and local building

codes. As structures built prior to 1978 are identified, they are tested for lead-based paint (LBP). Test results are communicated to Florida Health and all LBP inspections and abatement test results are kept on file by HED.

PBC coordinates with many social service agencies and mental health providers to ensure activities funded under local, state and federal programs conform to program guidelines and produce positive outcomes. HED provides funding to four (4) agencies that provide services to the homeless, victims of domestic abuse and youth aging out of foster care populations. HED also provides financial support to the County's Homeless and Housing Resources Centers.

PBC has inter-local agreements with 32 municipalities through the Urban County Qualification Program. Of these, nine (9) municipalities have CDBG target areas. During the course of the AAP preparation process, the County consults with all municipalities to identify community needs and potential uses of funding. In some instances, municipalities directly implement activities, and in others, the County implements activities on behalf of or in coordination with municipalities.

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.

PBC's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The HHA is a community-based nonsectarian and nonpartisan organization whose membership includes interested citizens, formerly homeless persons, non-profit organizations, service providers, law enforcement, faith-based agencies, governmental entities, educational organizations and various civic groups. The HHA's mission is to plan for and manage homeless assistance resources and programs effectively and efficiently to assist the homeless population in Palm Beach County. The HHA aligns all activities and decisions with *Leading the Way Home*, the County's adopted plan to end homelessness in PBC. The HHA has work groups, which have various roles and responsibilities. These committees include Supportive Services, Coordinated Entry, Engagement and Advocacy and HMIS. The HHA will also have a dedicated work group responsible for updating *Leading the Way Home* in FY 2026-2027. The County's Department of Community Services', Division of Human and Veteran Services (DHVS) serve as the Lead Agency for the HHA.

DHVS, in coordination with the HHA, prepares the HUD funding application for the CoC annual grant. Typically, this grant totals approximately \$11.2 million and is awarded to non-profit agencies that provide permanent supportive housing and rapid rehousing services within the County. Homeless

individuals and families as well as victims of domestic abuse and unaccompanied youth are the primarily beneficiaries of these housing services.

The application for funding under the state funded Challenge Grant Program is jointly prepared by the HHA and PBC's Department of Community Services. The County's homeless prevention activities are funded through this program and through the Emergency Food and Shelter (EFS) Program. The EFS program funding is provided to the County by FEMA via the United Way. The Challenge Grant is administered by non-profit agencies and the County's Department of Community Services administers the EFS Program.

Palm Beach County Sheriff's Office in coordination with the HHA HA HHhas developed a discharge process that permits individuals who were homeless prior to incarceration to participate in the County's homeless programs upon discharge. Prior to being released, the County's Outreach Team meets with the inmate and coordinates with various community partners to arrange for shelter and support services for the individuals.

The County's Offender Reentry Initiative is a coordinated effort of the County's Public Safety Department and the County's Criminal Justice Commission. The reentry services offered include case management, medical management, housing assistance, and peer support. Employment services are provided through referrals to community partners.

The HHA coordinates with the Department of Children and Families (DCF), ChildNet, and applicable service providers to establish a process for the discharge of youth aging out of foster care. The method facilitates transition from the foster care system to self-sufficiency for unaccompanied youth ages 18 to 25. At present, three (3) facilities within PBC provide shelter and support services for this population.

The HHA continues to coordinate with area hospitals and health facilities to develop plans for the discharge of patients from health and mental institutions. Renovations are underway at one of the County's Housing shelters to create an eight (8) bed respite area for discharged persons who are too ill or frail to recover independently from a physical illness or injury, but not ill enough to remain in a hospital.

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

The HHA Governance Board prioritizes the eligible ESG components and provides direction as to how the ESG award should be allocated for each upcoming program year. The Board's recommended priorities and distribution method are brought before the entire HHA for final approval.

For FY 2026-2027, the HHA Governance Board prioritized the eligible ESG components and recommended a distribution method. Given the direction of the HHA Board, the following actions were conducted by DHVS:

- A Notice of Funding Opportunity (NOFO) and a scoring tool was developed, and an appeal process is established.
- The NOFO was issued and posted on the County's and HHA's website.
- A Technical Assistance Meeting was conducted for all interested applicants.
- A Non-Conflict Grant Review Committee was established by DHVS.
- Proposals were initially reviewed by DHVS to ensure regulation compliance and then forwarded for review and scoring by the Grant Review Committee.
- The Grant Review Committee scored and ranked the proposals at a public meeting and made ESG funding recommendations based on the scoring/ranking.
- The proposed ESG funding recommendations were brought before the full HHA committee for ratification.
- The ESG funding recommendations were forwarded to the BCC for final approval.

PBC's HMIS is funded by the County and various grant programs. The HHA has a HMIS Subcommittee that acts as an advisory group to the HHA Governance Board. This subcommittee is charged with defining and developing criteria, standards, and parameters for the usage and release of all data collected through HMIS. Enforcing minimum data collection standards, compiling, and analyzing HMIS data are also tasks assigned to this subcommittee. The HMIS Policies and Procedures and the HMIS User Agreements are updated annually by the HMIS Subcommittee and approved by the HHA Governance Board.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Commission on Affordable Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended meeting, made announcement, discussed plan, solicited input/comments
2	Agency/Group/Organization	Affordable Housing Collaborative
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended meeting, solicited input/comment
3	Agency/Group/Organization	Comprehensive Economic Development Strategy Committee
	Agency/Group/Organization Type	Regional organization Regional Planning Council
	What section of the Plan was addressed by Consultation?	Economic Development Economic Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited input/comments
4	Agency/Group/Organization	Countywide Community Revitalization Team
	Agency/Group/Organization Type	Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended meeting, made announcement, solicited input/comment
5	Agency/Group/Organization	PBC Reentry Task Force
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Solicited input/comments
6	Agency/Group/Organization	PBC Community Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-homeless special needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various communication (meetings, phone calls, electronic communication) and direct assistance in composition of several Plan sections

7	Agency/Group/Organization	Housing Leadership Council of Palm Beach County
	Agency/Group/Organization Type	Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended meeting, made announcement, solicited input/comment
8	Agency/Group/Organization	Homeless and Housing Alliance of Palm Beach County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended meeting, made announcement, solicited input/comment
9	Agency/Group/Organization	Homeless Coalition of PBC
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various communication (meetings, phone calls, electronic communication) provided information for identified Plan sections
10	Agency/Group/Organization	Palm Beach County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various communication (meetings, phone calls, electronic communication) and provided information for composition of identified Plan sections
11	Agency/Group/Organization	Pahokee Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various communication (meetings, phone calls, electronic communication) and provided information for composition of identified Plan sections
12	Agency/Group/Organization	Southeast Florida Behavioral Health Network
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Mental Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via telephone and electronic request for information/ provided information for Plan sections

13	Agency/Group/Organization	Palm Beach County Board of County Commissioners
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended meetings, delivered presentations, provided written materials, solicited input/comments

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

In seeking public input on the formulation of the Action Plan, HED endeavored to include all pertinent agencies and interested parties in the consultation process and has not knowingly excluded any entity from the opportunity to be consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Leading the Way Home - PBC Department of Community Services	Drives all County homeless-related goals/priorities including those contained within Consolidated Plan
Housing for All	Housing Leadership Council of PBC	Outlines ways to address housing issues in Palm Beach County
Strategic Regional Policy Plan	Treasure Coast Regional Planning Council (TCRPC)	Goals for a livable physical environment and sustainable communities that meet the needs of a diverse population

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Glades Region Master Plan	PBC Department of Housing and Economic Development	The Glades Region Master Plan serves to provide a framework for economic development and redevelopment in the Glades to attract future infrastructure dollars, thus furthering plan objectives.
PBC Comprehensive Plan	PBC Department of Planning, Zoning, and Building	The Comprehensive Plan identifies area where public infrastructure and other community facilities are lacking. The AAP seeks to provide funding to these projects after ascertaining that they are eligible to receive funds.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

HED made presentations to various organizations regarding the development of the Action Plan as part of the County’s planning process. A Board of County Commissioners (BCC) public workshop was held on April 28, 2026, to obtain BCC direction in regard to the development of the AAP. The draft of the FY 2026-27 AAP was presented at one (1) hybrid (online and in-person) public meeting held on June 16, 2026. Agencies, municipalities, and County departments were invited to participate in the review of the draft document. Public comments were solicited at all presentations and public meetings. Notices for the public meetings as well as the BCC meeting were published in the local newspaper, placed on HED’s website, and emailed to interested agencies, municipalities, and other County Departments.

As an Urban County, PBC coordinates with all thirty-two (32) municipalities that participate in the Urban County Program during implementation of the Consolidated Plan. Additionally, the County routinely coordinates with the State of Florida and local entitlement jurisdictions, such as the municipalities of Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington, and West Palm Beach. Inter-jurisdictional coordination often occurs during collaborative funding participation in housing, community, and economic development projects of mutual interest. The County continues to be the lead administrator of the EPA Brownfield Clean-Up Loan Program and HED continues to be the responsible entity to oversee the designation of brownfield sites within the unincorporated areas of PBC. The County also partners with local municipalities in financing affordable housing developments that provide benefits to residents from both the municipalities and from the County’s jurisdiction. In addition to actual physical development, there is also cooperation in multi-jurisdictional planning initiatives such as the *Leading the Way Home*, the County’s *plan* to end homelessness, and cooperation through participation in bodies such as the Housing Leadership

Council and the Affordable Housing Collaborative, both comprised of broad representation from community, business, and industry leaders convened to identify solutions to local affordable housing challenges.

Consultations In Regard to Broadband and Resilience

PBC works and consults with local municipalities to increase the number of Wi-Fi “hot spots” in low- and moderate- income neighborhoods which will allow more residents access to the internet. Additionally, the County’s Information Systems Services Department has consulted and worked with the School District of Palm Beach County to connect school facilities to the County’s fiber-optics in order to enable more students the ability to obtain wireless internet services. PBC will continue to consult and work with local agencies to assist low- and moderate-income residents obtain access to internet services.

As it relates to resilience specific activities, PBC, through its Division of Emergency Management, works with local agencies and municipalities to identify strategies to mitigate and adapt to environmental hazards and disaster risks, including floods, drought, hurricanes, coastal erosion and wildfires. The County’s Division of Built Environment Risk Reduction continues to work to ensure a thriving PBC for all by implementing climate resiliency and sustainability initiatives. Also, the County coordinates with the South Florida Water Management District (SFWMD) and the Lake Worth Drainage District (LWDD) regarding the maintenance of drainage canals that are managed by the SFWMD and LWDD to ensure that any potential areas of flooding are addressed prior to potential storm events.

AP-12 Participation – 91.105, 91.200(c)

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

Palm Beach County's Citizen Participation Plan provides the opportunity for citizens to participate in the development of the Consolidated Plan, the Annual Action Plan (AAP) to include necessary amendments, and performance reports. Citizen participation is solicited through public meetings, newspaper advertisements, website postings, and direct notifications. The County encourages the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities. The County has a Language Access Plan (LAP) which outlines how the county will provide meaningful access to services and information for individuals with limited English proficiency, ensuring they can effectively communicate and participate in county programs regardless of any language barriers. Upon request, the County will make available bilingual translators for non-English speaking residents for the purposes of public meetings. All printed documentation includes a statement informing the public that documents can be made available in an alternate format, if necessary. Furthermore, Palm Beach County (PBC) complies with the Americans with Disabilities Act (ADA) requirements as it relates to public meetings and related activities. Each public notice includes language which informs the reader the County will make accommodations for persons with disabilities, providing a three (3) day notice.

On April 28, 2026, the Department of Housing and Economic Development (HED) publicly presented the AAP strategies for the CDBG, ESG, and HOME Programs at a PBC Board of County Commissioners (BCC) workshop. The workshop presented potential funding strategies for the programs and solicited direction and input from the BCC. The Draft AAP was made available to the public for review via a public notice published in the Palm Beach Post on June 1, 2026, which allowed a 30-day comment period, and posted to the HED website and transmitted via email to municipalities and interested parties. The notice also advised the public of a public meeting that was held June 16, 2026 to review the Draft AAP and solicit public comments. This meeting presented the specific funding recommendations for the FY 2026-2027 AAP before the final plan was presented to the BCC on July 7, 2026 for approval.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	On April 28, 2026, HED sought BCC direction on funding strategies for the AAP as outlined at the BCC workshop.	It was suggested that for FY 2027-2028, a competitive Request for Proposals (RFP) should be issued for CDBG Economic Development activities.	All comments were accepted at the workshop.	www.pbc.gov/hed
2	Public Meeting	Non-targeted/broad community	On June 16, 2026, HED held an in-person and online/virtual public meeting. The attendees included non-profit agencies, municipalities, county departments, and other interested parties to receive input on the proposed AAP.	INSERT COMMENTS after meeting is held.	INSERT COMMENTS NOT ACCEPTED & REASON after meeting is held.	www.pbc.gov/hed

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	On July 7, 2026, HED presented the AAP to the BCC for approval.	INSERT COMMENTS after meeting is held.	INSERT COMMENTS NOT ACCEPTED & REASON after meeting is held.	www.pbc.gov/hed

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Entitlement grant resources totaling \$26,999,325 are expected to be available during Fiscal Year 2026-2027 (October 1, 2026 – September 30, 2027). The amount received will be targeted on identified priority needs to realize specific goals and objectives outlined in the Consolidated Plan. The grant resources will address obstacles that meet underserved needs, achieve decent housing, expand economic development opportunities for low and moderate-income persons, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report

(CAPER) to be published in December 2027.

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	6,541,411.00	0.00	3,684,781.00	10,226,192.00	19,828,884.00	The CDBG entitlement allocation from HUD for FY 2026-2027 is \$6,541,411.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,192,925.65	350,000.00	12,841,178.00	15,384,103.65	6,738,212.00	The HOME entitlement allocation from HUD for FY 2026-2027 is \$2,192,925.65. Program income was calculated at \$350,000 for a total available amount of \$2,542,925.65.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	580,211.00	0.00	808,819.00	1,389,030.00	1,740,633.00	The ESG Program entitlement allocation from HUD for FY2026-2027 is \$580,211.

Table 5 - Expected Resources – Priority Table

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

Palm Beach County expects to receive \$467,206,171 from Federal, State and local sources to complement the (FY2026-2027) CDBG, ESG, and HOME funds totaling \$9,314,547.65. Of the funds being leveraged \$113,103,957 is from Federal sources, \$7,725,605 from the State and \$346,376,609 from Local sources including Ad Valorem and Private Funds. These funds will be used to undertake community development activities related to providing assistance to the homeless, disabled and underserved population including those having special needs. Funds will

also be used for housing purposes and for economic development and infrastructure.

HOME and ESG programs have matching fund requirements. For the HOME program, the match will be provided from the State Housing Initiative (SHIP) Program in the amount of 25% of the annual HOME allocation minus funds budgeted for program administration and CHDO operating expenses. The match is anticipated to be \$465,997. For the ESG program, this will be provided by the ESG subrecipients and the County in an amount no less than \$580,211.

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

Palm Beach County keeps records of County-owned real property through the Division of Property & Real Estate Management. If the County has a property that will not be used for County purposes, the land may be sold or donated to not-for-profit organizations and municipalities for the purpose of promoting community interest and welfare (to reach or maximize the goals cited in this plan) as long as the Board of County Commissioners approve the activity for such land and it's use will serve public purpose. The land can be conveyed or leased upon application from those entities for a price (nominal or otherwise) that the Board may see fit, regardless of the actual value of the land. The Board may also authorize a formal or informal competitive process.

Palm Beach County prioritizes the provision of housing for homeless, extremely-low and low-income families and County staff has proposed the use of suitable county-owned land as one strategy to address this problem. The County is in the process of developing of approximately 50 single family lots scattered countywide. The County has issued a request for proposal (RFP) to convey or lease surplus property (approximately 3.83 acres) for the development of 22-unit affordable housing.

All powers, duties and authority relating to the acquisition, disposition, exchange, or lease of real property are governed by PPM-CW-L-023 (Requirements for the Acquisition, Disposition, Lease and Exchange of Real Property), the Florida Statute Title XI, Chapter 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property), 125.38 (Sale of County Property to United States or State), and Palm Beach County Code of Ordinance Chapter 22, Article VI (Real Property Acquisition, Disposition and Leasing).

Discussion

The following list provides an overview of leveraging.

Brownfields Revolving Loan Fund, Energy Loan Fund, Intermediary Relending Program (IRP) Loan and Section 108 Loan Guarantee Program (Federal) \$12,020,965; Public Housing Authority Funding - Capital Fund (Federal) \$3,285,988; Public Housing Operating Subsidy (Federal) \$3,673,498; Housing Choice & Veterans Affairs Supportive Housing (VASH) Vouchers under the Section 8 Program (Federal) \$52,830,192; Family Self-Sufficiency Program (Federal) \$363,109; Mainstream Vouchers (Federal) \$5,114,508; Neighborhood Stabilization Program - Program Income (Federal) \$1,500,000; Ending the HIV Epidemic (Federal) \$2,000,000; Ryan White Title I (Federal) \$7,500,000; Small Business Administration 504 and 7A Program (Federal) \$5,000,000; Total Federal \$113,103,957. SHIP (State) State Housing Initiatives Partnership Program (Includes \$1M program income.) \$7,725,605; Total State \$7,725,605. Financial Assisted Agencies (FAA) (PBC Department of Community Services) (Ad Valorem) \$13,000,000; PBC Economic Development (Ad Valorem) \$3,664,891; Impact Fee Affordable Housing Assistance Program (IFAHAP) \$3,396,841; Borrowers, Banks and other Financial Institutions (Private), amount of leverage provided by private sector and financial institutions to support projects identified for funding under Section 108/IRP loans \$26,354,877; PBC Housing Finance Authority (Private Capital/

Tax Exempt Bonds/ Revolved Funds) Single Family 1st Mortgage Loans \$1.5M; Single Family Special Program \$1.43M; MF Bond Issuance for five new construction projects & 93 rehabilitated units \$132M; and Revolving Construction Loan program – two projects \$6.1M for a total of \$199,960,000; Industrial Revenue Bonds (County) \$100,000,000; Total Local \$346,376,609.
Grand Total \$467,206,171

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing	2025	2029	Affordable Housing Public Housing		Affordable Rental Housing	HOME: \$1,486,076.00	Rental units constructed: 1215 Household Housing Unit
2	Affordable Homeownership	2025	2029	Affordable Housing		Affordable Homeownership	HOME: \$1,473,633.00	Homeowner Housing Added: 136 Household Housing Unit Homeowner Housing Rehabilitated: 46 Household Housing Unit Direct Financial Assistance to Homebuyers: 61 Households Assisted Other: 31 Other
3	Public Services	2025	2029	Non-Housing Community Development		Provision of Public Services	CDBG: \$165,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 224 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Special Needs Services	2025	2029	Non-Homeless Special Needs		Provision of Public Services	CDBG: \$87,051.00	Public service activities other than Low/Moderate Income Housing Benefit: 51 Persons Assisted
5	Homelessness	2025	2029	Homeless		Provision of Public Services Homeless Assistance	CDBG: \$736,211.00 HOME: \$500,000.00 ESG: \$462,151.00	Public service activities other than Low/Moderate Income Housing Benefit: 944 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 110 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities	2025	2029	Non-Housing Community Development	RIVIERA BEACH, CITY OF LAKE WORTH, CITY OF GREENACRES, CITY OF LAKE PARK, TOWN OF MANGONIA PARK, TOWN OF CANAL POINT TARGET AREA LANTANA, TOWN OF PALM SPRINGS, VILLAGE OF LAKE WORTH WEST TARGET AREA	Infrastructure and Public Facilities Improvement	CDBG: \$3,257,762.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 54262 Persons Assisted
7	Code Enforcement	2025	2029	Non-Housing Community Development	SOUTH BAY, CITY OF BELLE GLADE, CITY OF PAHOKEE, CITY OF	Code Enforcement	CDBG: \$209,184.00	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Economic Development	2025	2029	Economic Development		Economic Development	CDBG: \$784,972.00	Jobs created/retained: 60 Jobs Businesses assisted: 1100 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing
	Goal Description	Increase the supply of affordable rental housing available to low, moderate, and middle-income residents as well as qualified veterans, elderly, disabled, and homeless persons through construction of new rental units. Outcome: Affordability Objective: Provide decent affordable housing, Countywide Funding includes: HOME - \$1,486,076 HOME-ARP - \$2,648,897 SHIP - \$1,000,000 PBCHFA - \$188,000,000 ARPA – 7,858,001 IFAHAP - \$139,276 HIP - \$5,969,882

2	Goal Name	Affordable Homeownership
	Goal Description	Increase the supply of affordable housing available to low, moderate, and middle-income residents through construction of new housing units and rehabilitation of existing units. Outcome: Affordability Objective: Provide decent affordable housing, Countywide Funding includes: HOME – \$1,473,633 SHIP - \$9,276,473 PBCHFA - \$11,960,000 CPF - \$2,250,000 WFH - \$3,853,798
3	Goal Name	Public Services
	Goal Description	Provision of public services to very-low, low, and moderate-income families and individuals. The programs to be provided include childcare, case management, supportive counseling services and care coordination, fair housing counseling, unaccompanied youth, and abused and neglected children. Outcome: Availability/Accessibility Objective: Create suitable living environments, Countywide Funding includes: CDBG – \$165,000

4	Goal Name	Special Needs Services
	Goal Description	Provision of services to the mentally, physically and developmentally disabled, youth aging out of foster care, and victims of domestic abuse. Outcome: Availability/Accessibility Objective: Create suitable living, Countywide Funding includes: CDBG - \$87,051
5	Goal Name	Homelessness
	Goal Description	Actions taken to address homelessness will concentrate on homeless prevention and provision of assistance to emergency and transitional shelters to cover operating and program expenses and assistance to persons/families at risk of becoming homeless. Other activities such as street outreach and operation of the HMIS and activities providing housing assistance and services to persons recently released from incarceration who qualify as homeless may also be supported. Outcome: Availability/Accessibility Objective: Create suitable living environments, Countywide Funding includes: CDBG – \$736,211 HOME - \$500,000 ESG - \$462,151

6	Goal Name	Public Facilities
	Goal Description	Provision of public facilities and infrastructure in areas where the service area population is predominately low and moderate income, or will serve a limited clientele that is predominately low/moderate income. Activities will be in the form of new construction or rehabilitation/upgrading existing facilities and/or infrastructure to ensure their operation at an efficient level of service. Outcome: Availability/Accessibility Objective: Create suitable living, target areas and unincorporated County Funding includes: CDBG - \$3,257,762
7	Goal Name	Code Enforcement
	Goal Description	Support the work of code enforcement officers to identify and take actions to cure code violations in designated target areas. Outcome: Sustainability Objective: Create suitable living Funding includes: CDBG - \$209,184

8	Goal Name	Economic Development
	Goal Description	Funding is provided to County personnel who provide advice to businesses, explain and organize the participation of businesses in economic development programs operated by the County, State, and Federal governments (Section 108, USDA, and Brownfields, among others). Funding is also provided to two business incubators to provide technical assistance to small businesses toward the creation of jobs in the County. Outcome: Sustainability Objective: Create economic opportunities, Countywide Funding includes: CDBG - \$784,972

Projects

AP-35 Projects – 91.220(d)

Introduction

Palm Beach County's FY 2026-2027 Annual Action Plan (AAP) identifies a total of twelve (12) project areas, within which 34 activities are to be funded under the CDBG, ESG and HOME Programs. These projects include code enforcement, public facilities, public infrastructure, public services, economic development, homeless assistance and rapid re-housing activities, housing-related activities, and administrative/activity delivery costs needed to undertake the activities. All activities identified in the AAP are projected to be completed within one (1) to three (3) years.

Funding allocations provided to projects and activities identified in the AAP are predicated on the actual funding awarded by HUD to the County under the CDBG, ESG and HOME Programs. Program income is used to fund activities identified after the preparation of the AAP, and such activities are identified through amendments to the AAP.

Projects

ID #	Project Name
1	CDBG26 Code Enforcement
2	CDBG26 Public Facilities
3	CDBG26 Public Infrastructure
4	CDBG26 Public and Special Needs Services
5	CDBG26 Economic Development
6	CDBG26 HED Program Administration
7	HOME26 Home Program Administration and Planning
8	HOME26 Home CHDO Set-Aside Program
9	HOME26 Home CHDO Operating Expenses
10	HOME26 Home Tenant Based Rental Assistance (TBRA)
11	HOME 26 Home Rental Housing Development
12	ESG26 Emergency Solutions Grant

Table 7 - Project Information

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

The funding priorities addressed in the FY 2026-2027 Annual Action Plan (AAP) correlate closely to those identified in the FY 2025-2029 Consolidated Plan. The following were identified as high priorities in the Strategic Plan portion of the Consolidated Plan: affordable rental housing; affordable homeownership; public services for very-low, low- and moderate income persons/households, as well as families with children, elderly, disabled, persons with HIV/AIDS, and persons with alcohol or other addictions; economic development; special needs housing and services; homeless assistance; public facilities and infrastructure; code enforcement; and demolition and clearance.

The County will utilize funding from multiple sources such as CDBG, HOME, ESG, Section 108, SHIP, program income, and Ad Valorem, among others, to address identified priorities. The type of activities to be funded, is dependent on the following: the amount of available funding; directives given by the Board of County Commissioners; homeless priorities established by the Homeless and Housing Alliance and those activities eligible under the ESG Program; the amount of funding request applications submitted by County departments and municipalities for public facilities and infrastructure improvements; and how closely the activity for which funding is requested correlates to the priority needs outlined in the Consolidated Plan.

The major obstacles faced by Palm Beach County in addressing the needs of underserved populations are the limited resources available to address the priority needs identified in the Strategic Plan; a shortage of available, affordable housing units for extremely low-, low-, moderate-, and middle-income families; and disproportionately high housing costs in relation to household earnings.

AP-38 Project Summary

Project Summary Information

Project Summary Information

1	Project Name	CDBG26 Code Enforcement
1-1	Activity Name	City of Belle Glade
	Target Area	Belle Glade
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$129,536
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Belle Glade.
	Target Date	September 30, 2027
	Number of Beneficiaries	17,286 persons
	Location Description	110 Dr. Martin Luther King, Jr. Blvd., Belle Glade, FL 33430
1-2	Activity Name	City of Pahokee
	Target Area	Pahokee
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$45,486
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Pahokee.
	Target Date	September 30, 2027
	Number of Beneficiaries	4,125 persons
	Location Description	207 Begonia Drive, Pahokee, FL 33476
1-3	Activity Name	City of South Bay
	Target Area	South Bay
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$34,162
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of South Bay.
	Target Date	September 30, 2027
	Number of Beneficiaries	6,284 persons
	Location Description	335 SW 2 nd Avenue, South Bay, FL 33493

Total Code Enforcement: \$209,184		
2	Project Name	CDBG26 Public Facilities
2-1	Activity Name	Town of Lake Park – Kelsey Park Splash Park
	Target Area	Lake Park
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$37,209
	Planned Activities	Installation of splash pad water play area.
	Target Date	November 30, 2027
	Number of Beneficiaries	8,984 persons
	Location Description	701 Lake Shore Drive, Lake Park, FL 33403
2-2	Activity Name	City of Lake Worth Beach – Compass Community Center
	Target Area	Lake Worth Beach
	Goals Supported	Public Facilities/Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$316,643
	Planned Activities	Building renovations including ADA compliance modifications.
	Target Date	December 30, 2027
	Number of Beneficiaries	5,959 persons
	Location Description	201 N. Dixie Hwy., Lake Worth Beach, FL 33460
2-3	Activity Name	Town of Lantana – Maddock Park ADA Walkway
	Target Area	Lantana
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$379,210
	Planned Activities	Installation of ADA compliant walkway at the park. Funding allocation will consist of \$323,799 Special Area of Hope funding in addition to 26-27 CDBG allocation (\$55,411).
	Target Date	March 31, 2027

	Number of Beneficiaries	6,540 persons
	Location Description	1200 W. Drew Street, Lantana, FL 33462
2-4	Activity Name	Town of Mangonia Park – Neighborhood Beautification
	Target Area	Mangonia Park
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$12,118
	Planned Activities	Neighborhood beautification within Mangonia Park CDBG Target Area.
	Target Date	September 30, 2027
	Number of Beneficiaries	1,950 persons
	Location Description	To Be Determined, Mangonia Park, FL 33407
2-5	Activity Name	Village of Palm Springs – Royal Palm Park Improvements
	Target Area	Palm Springs
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$142,079
	Planned Activities	Installation of new pavilion structure, ADA walkways, and fencing to existing park.
	Target Date	August 30, 2027
	Number of Beneficiaries	2,915 persons
	Location Description	3700 Davis Road, Palm Springs, FL 33461
2-6	Activity Name	PBC Facilities Development & Operations – Lake Worth West Community Center
	Target Area	Lake Worth Corridor
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$1,000,000
	Planned Activities	Construction of a new community center facility.

	Target Date	May 31, 2027
	Number of Beneficiaries	9,085 persons
	Location Description	4730 Maine Street, Lake Worth, FL 33461
2-7	Activity Name	PBC Parks and Recreation – Glades Pioneer Orange Bowl Park Phase III
	Target Area	City of Belle Glade
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$568,093
	Planned Activities	Construction of a new pavilion, brick paver plaza, and asphalt parking area.
	Target Date	July 31, 2027
	Number of	16,415 persons
	Location Description	866 S.R. 715, Belle Glade, FL 33430
Total Public Facilities: \$2,455,352		
3	Project Name	CDBG26 Public Infrastructure
3-1	Activity Name	City of Greenacres – Original Section Sewer Project Phase V
	Target Area	Greenacres
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$205,398
	Planned Activities	Sanitary sewer infrastructure improvements.
	Target Date	December 31, 2027
	Number of Beneficiaries	2,255 households
	Location Description	Jennings Avenue from 10 th Avenue N South to Biscayne Drive, Greenacres, FL 33463
	Activity Name	PBC Water Utilities Department – Canal Point Water Main Extension
	Target Area	Canal Point
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$400,000

3-2	Planned Activities	Installation of new water main.
	Target Date	June 30, 2027
	Number of Beneficiaries	60 households
	Location Description	Eastern shore of Lake Okeechobee to the northeast of Pahokee and to the northwest of Bryant Avenue, along US Highway 441.
3-3	Activity Name	City of Riviera Beach – 35 th Street Water Main/Brooks Center Playground
	Target Area	Riviera Beach
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$197,012
	Planned Activities	Improvements to sanitary sewer, water main, drainage, and roadway surface. Concrete sidewalk replacement, new ADA ramps, striping, and signage.
	Target Date	December 30, 2027
	Number of Beneficiaries	99 households
	Location Description	West 35 th Street Loop, north of W. 34 th Street, between Avenue F and Avenue H.
Total Public Infrastructure: \$802,410		
4	Project Name	CDBG26 Public and Special Needs Services
4-1	Activity Name	Aid to Victims of Domestic Abuse
	Target Area	Countywide
	Goals Supported	Special Needs Services (Victims of Domestic Abuse)
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$35,000
	Planned Activities	Provide transitional housing to homeless victims of domestic violence and their children.
	Target Date	September 30, 2027
	Number of Beneficiaries	26 persons
	Location Description	Confidential Location
	Activity Name	Adopt-A-Family of the Palm Beaches, Inc. – Project Safe II
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Public Services

4-2	Funding	CDBG: \$35,000
	Planned Activities	Provide permanent supportive housing and support services to homeless families.
	Target Date	September 30, 2027
	Number of Beneficiaries	32 households
	Location Description	1712 2 nd Avenue North, Lake Worth Beach, FL 33460
4-3	Activity Name	Children's Case Management Organization, Inc.
	Target Area	Western Palm Beach County
	Goals Supported	Public Services (Case Management)
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Planned Activities	Provide supportive counseling and care coordination for kinship families.
	Target Date	September 30, 2027
	Number of Beneficiaries	54 persons
	Project Location	3333 Forest Hill Boulevard, 2 nd Floor, West Palm Beach, FL 33406
4-4	Activity Name	Florence Fuller Child Development Centers
	Target Area	Countywide
	Goals Supported	Public Services (Child Care)
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Planned Activities	Provide comprehensive child development services to children of low- and moderate-income families.
	Target Date	September 30, 2027
	Number of Beneficiaries	100 persons
	Project Location	East Campus: 200 NE 14 th Street, Boca Raton, FL 33432; West Campus: 10130 185 th Street S., Boca Raton, FL 33498
4-5	Activity Name	Legal Aid Society of Palm Beach County, Inc.
	Target Area	Countywide
	Goals Supported	Fair Housing Activities
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Planned Activities	Provide fair housing enforcement and educational outreach services to low- and

	Target Date	September 30, 2027
	Number of Beneficiaries	23 persons
	Project Location	423 Fern Street, Suite 200, West Palm Beach, FL 33401
4-6	Activity Name	The Lord's Place – Bill's Place
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Planned Activities	Provide permanent supportive housing and supportive services to homeless men.
	Target Date	September 30, 2027
	Number of Beneficiaries	15 persons
	Project Location	2865 Melaleuca Drive, West Palm Beach, FL 33406
4-7	Activity Name	Vita Nova, Inc.
	Target Area	Countywide
	Goals Supported	Special Needs Services (Youths aging out of foster care)
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$45,000
	Planned Activities	Provide transitional housing and case management services to youth, aged 18 to 25 years of age, who have aged out of the foster care system.
	Target Date	September 30, 2027
	Number of Beneficiaries	25 persons
	Project Location	1316 Alpha Street, West Palm Beach, FL 33401
4-8	Activity Name	County Homeless Services
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$736,211
	Planned Activities	Operational costs for County facilities. Services provide emergency shelter serving homeless individuals and families.
	Target Date	September 30, 2027
	Number of Beneficiaries	743 persons

	Project Location	Lewis Center – 1000 45 th Street, West Palm Beach, FL 33407 Central County – 4138 Coconut Road, Lake Worth Beach, FL 33461 Melissa's Place – 560 E. Main Pl, Pahokee, FL 33476
Total Public Services: \$981,211		
5	Project Name	CDBG26 Economic Development
5-1	Activity Name	InclusiFi
	Target Area	Countywide
	Goals Supported	Economic Development Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$100,000
	Planned Activities	Provide counseling services, business training, and access to capital to micro-enterprises and small businesses.
	Target Date	September 30, 2027
	Number of Beneficiaries	15 jobs/150 businesses
	Project Location	380 Columbia Drive, Suite 100, West Palm Beach, FL 33409
5-2	Activity Name	Center for Technology, Enterprise and Development (TED Center)
	Target Area	Countywide
	Goals Supported	Economic Development Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$250,000
	Planned Activities	A business incubator that will provide technical assistance and services to micro-enterprises and established small businesses.
	Target Date	September 30, 2027
	Number of Beneficiaries	17 jobs/62 businesses
	Project Location	401 W. Atlantic Avenue, Delray Beach, FL 33444
5-3	Activity Name	HED Economic Development Services
	Target Area	Countywide
	Goals Supported	Economic Development Services
	Needs Addressed	Economic Development
	Funding	CDBG: \$434,972
	Planned Activities	Provide economic development services to businesses in Palm Beach County to help them create or retain full-time equivalent jobs.
	Target Date	September 30, 2027

	Number of Beneficiaries	60 jobs/1,100 businesses
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
Total Economic Development: \$784,972		
6	Project Name	CDBG26 HED Program Administration
6-1	Activity Name	Program Administration
	Funding	CDBG: \$1,308,282
	Planned Activities	General, fiscal and planning administrative expenses incurred by HED in performing planning, coordinating, and monitoring of CDBG Programs.
	Target Date	December 31, 2027
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
Total Program Administration: \$1,308,282		
Total CDBG Program: \$6,541,411		
7	Project Name	HOME26 HOME Program Administration and Planning
7-1	Activity Name	HOME Program Administration and Planning
	Funding	HOME: \$219,292
	Planned Activities	10% of the total HOME Program allocation is set-aside for eligible administrative
	Target Date	September 30, 2027
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
8	Project Name	HOME26 HOME CHDO Set-Aside Program
8-1	Activity Name	HOME CHDO Set-Aside Program
	Target Area	Countywide
	Goals Supported	Affordable Homeownership
	Needs Addressed	Affordable Homeownership
	Funding	HOME: \$328,938
	Planned Activities	15% of the total HOME Program allocation is set aside to provide funding to Community Housing Development Organizations (CHDOs) to undertake housing activities to benefit families with incomes at or below 80% of the AMI for Palm
	Target Date	September 30, 2027
	Number of Beneficiaries	2 units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL #3406
9	Project Name	HOME26 HOME CHDO Operating Expenses

9-1	Activity Name	HOME CHDO Operating Expenses
	Funding	HOME: \$109,646
	Planned Activities	5% of the total HOME Program allocation is set aside for operating expenses of CHDOs, which will be used to administer HOME funded activities
	Target Date	September 30, 2027
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
10	Project Name	HOME26 HOME Tenant Based Rental Assistance (TBRA)
10-1	Activity Name	HOME Tenant Based Rental Assistance (TBRA)
	Target Area	Countywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$500,000
	Planned Activities	Funding will be allocated for homeless prevention/intervention and will be administered by PBC Department of Community Services, Division of Human and Veteran Services
	Target Date	September 30, 2027
	Number of Beneficiaries	50 households
	Project Location	810 Datura Street, West Palm Beach, FL 33401
11	Project Name	HOME26 HOME Rental Development
11-1	Activity Name	HOME Rental Housing Development
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$1,035,049
	Planned Activities	Funding provided to developers for new construction and/or rehabilitation of affordable multi-family rental units for low- and moderate-income households.
	Target Date	September 30, 2027
	Number of Beneficiaries	11 housing units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
Total HOME Program: \$2,192,925		
12	Project Name	ESG26 Emergency Solutions Grant

12-1	Activity Name	ESG Program Administration
	Target Area	Countywide
	Needs Addressed	Planning/Administration
	Funding	ESG: \$43,568
	Planned Activities	7.5% of the ESG Program is set aside for eligible planning and administration.
	Target Date	September 30, 2027
	Project Location	810 Datura Street, West Palm Beach, FL 33401 and 100 Australian Avenue, West Palm Beach, FL 33406
12-2	Activity Name	ESG Emergency Shelter
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$277,410
	Planned Activities	Costs for agencies to operate emergency shelters in Palm Beach County.
	Target Date	September 30, 2027
	Number of Beneficiaries	201 persons
	Project Location	810 Datura Street, West Palm Beach, FL 33401
12-3	Activity Name	ESG Rapid Re-Housing
	Target Area	Countywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$184,939
	Planned Activities	Provide rapid re-housing to homeless families in support of homeless intervention activities. Activity will be implemented by Adopt-A-Family.
	Target Date	September 30, 2027
	Number of Beneficiaries	60 persons
	Project Location	1712 2 nd Avenue North, Lake Worth Beach, FL 33460
	Activity Name	Homeless Management Information System
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$75,000

12-4	Planned Activities	Funding to support the administration of the HUD required Client Management Information System to assist homeless individuals and families with services
	Target Date	September 30, 2027
	Project Location	810 Datura Street, West Palm Beach, FL 33401
Total ESG Program: \$580,917		

AP-50 Geographic Distribution – 91.220(f)

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

For FY 2026-2027, Palm Beach County (PBC) plans to utilize 47.1% of its CDBG allocation in 11 of the 16 CDBG Target Areas identified in the FY 2025-2029 Consolidated Plan. These areas are located throughout the jurisdiction as shown below. The identified target areas are characterized by concentrations of low- and moderate-income persons, concentrations of housing problems, and a need for capital improvements.

CDBG Target Area	Low/Mod Income %*	Minority Concentration %**
BELLE GLADE, CITY OF	73	79
GREENACRES, CITY OF	76	66
LAKE PARK, TOWN OF	75	72
LAKE WORTH BEACH, CITY OF	74	64
LANTANA, TOWN OF	68	50
MANGONIA PARK, TOWN OF	81	90
PAHOKEE, CITY OF	76	82
PALM SPRINGS, VILLAGE OF	71	66
RIVIERA BEACH, CITY OF	76	77
SOUTH BAY, CITY OF	71	82
CANAL POINT TARGET AREA	78	N/A

*Source: 2011-2015 American Community Survey

**Source: 2018-2022 American Community Survey

Geographic Distribution

Target Area	Percentage of Funds*
BELLE GLADE, CITY OF	13.3%
GREENACRES, CITY OF	3.9%
LAKE PARK, TOWN OF	0.7%
LAKE WORTH (BEACH), CITY OF	25.2%
LANTANA, TOWN OF	7.2%
MANGONIA PARK, TOWN OF	0.2%
PAHOKEE, CITY OF	0.9%
PALM SPRINGS, VILLAGE OF	2.7%
RIVIERA BEACH, CITY OF	3.8%
SOUTH BAY, CITY OF	0.7%
CANAL POINT TARGET AREA	7.6%
TOTAL	66.2%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Palm Beach County (PBC) jurisdiction is currently comprised of unincorporated PBC and thirty-two (32) municipalities which have Inter-local Cooperation Agreements with the County. There are currently sixteen (16) identified CDBG target Areas, ten (10) in municipalities and six (6) in unincorporated county. In order to qualify as a CDBG target area, the following conditions had to be met:

For eastern municipalities in Palm Beach County:

- At least 51% of the residents of an area must be of low and moderate income;
- Existing land use must be at least 51% residential
- The identified area must be one contiguous geographic area, no less than 0.5 square miles and no more than 2.0 square miles in size.
- Area must exhibit visible signs of physical deterioration or need for improvements

For western municipalities (Glades area) in Palm Beach County:

- At least 51% of the residents of the area must be of low and moderate income;
- The identified area is the boundary of each municipality. Residents in the two Glades area municipalities (Belle Glade and South Bay) are more than 51% low and moderate income.
- Areas must exhibit visible signs of physical deterioration or need for improvements.

For unincorporated Palm Beach County:

- At least 51% of the residents of an area must be of low and moderate income;
- Existing land use must be at least 51% residential
- The identified area must be one contiguous geographic area, no less than 0.1 square mile and no more than 2.0 square miles in size.
- Area must exhibit visible signs of physical deterioration or need for improvements

CDBG funding will automatically be awarded to municipalities with a target area and is used exclusively to undertake capital improvement, code enforcement or housing revitalization projects. Funding awards to assist projects in unincorporated PBC are also directed to CDBG target areas, unless a particular activity is identified by County Administration.

The amount of funding awarded to each municipality with a CDBG target area and to unincorporated CDBG target areas is based on the proportionate share that each contributes to the overall CDBG grant received by the county after deducting funding for program administration, public services, economic development, and other activities having countywide impact. Municipalities that do not have CDBG

target areas are not guaranteed to receive CDBG funding.

Discussion

Percentages of geographic distribution are calculated from total amount of program/project funds.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In accordance with Palm Beach County's Consolidated Plan, the assignment of housing priorities is based on the County's housing needs assessment and market analysis and census data. These priorities include increasing the supply of affordable housing, expanding rental and homeownership opportunities, rehabilitating existing housing stock, and homelessness prevention.

One Year Goals for the Number of Households to be Supported	
Homeless	110
Non-Homeless	2,118
Special-Needs	65
Total	2,293

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	110
The Production of New Units	1,351
Rehab of Existing Units	740
Acquisition of Existing Units	92
Total	2,293

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

It is anticipated that a total of 2,293 eligible households will be provided with affordable housing assistance during FY 2026-2027. Two hundred seventy-four (274) owner households are expected to receive assistance via acquisition of new or existing units, rehabilitation of owner housing units, utility connection, foreclosure prevention or mortgage assistance. It is estimated that two thousand twenty-nine (2,019) renter households will receive assistance through the creation of new rental units, rehabilitation of existing rental units, or rental assistance programs targeting homeless prevention/intervention. Homeless persons/households will be provided assistance through the ESG Rapid Re-housing and HOME Tenant-Based Rental Assistance (TBRA) Program.

A table with summary of each program is available in **Appendix C**.

AP-60 Public Housing – 91.220(h)

Introduction

There are seven (7) housing authorities that currently operate within the County and of these, only four (4) operate within PBC Urban County Program Jurisdiction. Of these four (4), the Riviera Beach Housing Authority has neither public housing nor vouchers and the Belle Glade Housing Authority operates under the supervision of the US Department of Agriculture. The two (2) remaining Housing Authorities, Pahokee Housing Authority (PHA) and Palm Beach County Housing Authority (PBCHA), will be discussed in this section. These two (2) entities operate nine-hundred, and one (901) HUD supported public housing units, and one-hundred and sixty-four (164) authority owned units. They also administer a combined three-thousand three-hundred and two (3,302) housing choice vouchers and two-hundred and forty-seven (247) “other” vouchers. Both Housing Authorities provide affordable housing to extremely low, low, and moderate-income families.

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

Each housing authority plans to strategically address the immediate needs of public housing residents and housing choice voucher holders as indicated below:

Pahokee Housing Authority (PHA):

- Apply for the Choice Neighborhood Planning Grant.
- Explore the United States Department of Agriculture (USDA) funding to expand affordable housing in the region.
- Partner with Palm Beach County Sheriff’s Office (PBSO) Community Policing deputies to address effective strategies on crime awareness and prevention.
- PHA will continue to partner with Palm Beach County HED to identify available grants to support infrastructure and renovations to improve the quality of assisted living.
- PHA will work with the Palm Beach County Office of Community Revitalization (OCR) to engage Public Housing Residents in activities and programs in support of creating safer neighborhoods.
- PHA will continue seeking funding from HUD for both the Family Self-Sufficiency (FSS) and Resident Opportunities (ROSS) programs.

Palm Beach County Housing Authority (PBCHA):

- Use the PBV program for project-basing one-hundred (100) units at the Drexel House Apartments as part of a RAD/Section 18 blended conversion.
- Use the PBV program for project basing fifty-six (56) of one-hundred and forty (140) units at Waterview at Mangonia Park as defined in 24 CFR Part 983 and in accordance with its Administrative Plan.
- Continue to evaluate its Low-Income Public Housing and Housing Choice Voucher program

utilization to maximize funding and utilize the maximum number of vouchers within its available budget or voucher authority and occupancy of its four-hundred and twenty-seven (427) Low Income Public Housing units.

- Continue to analyze units in its portfolio to be converted where the conversion to project or tenant-based vouchers is economically beneficial and will increase housing opportunities.
- Continue to address Housing Related Hazards (HRH) of its remaining 4.8-million-dollar grant and \$1,035,898 Emergency Disaster grant to evaluate and reduce health hazards within its housing units related to mold and comply with the National Standards for the Physical Inspection of Real Estate (NSPIRE).

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

The public housing authorities plan to undertake the following actions:

Pahokee Housing Authority (PHA):

- Residents are encouraged to participate in Pahokee Housing Authority (PHA) board meetings, tenant meetings, and policy development. Pahokee Housing Authority (PHA) will continue to engage its Resident Advisory Board (RAB) in setting goals and objectives during the Agency Annual Plan process. PHA will continue collaborating with agencies to provide training for individuals seeking to educate themselves about the First-Time Homebuyer programs.
- PHA will encourage its FSS Program Coordinating Committee to identify effective strategies that would increase resident interest in becoming more involved in management and homeownership.

Palm Beach County Housing Authority (PBCHA):

PBCHA will continue to support the creation of a Resident Advisory Board (RAB) and Residents Councils to make recommendations on the Annual Plan, Capital Five Year Action Plan. PBCHA will adopt rent policies and assess programs that support and encourage employment.

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

Pahokee Housing Authority (PHA)

PHA is designated as a “Standard Performer” agency in its Public Housing program and is appealing to

regain a “High Performer” rating. The Section 8 HVC program is rated as “High Performer”.

Palm Beach County Housing Authority (PBCHA)

PBCHA is currently designated as a High performer within its Housing Choice Voucher (HCV) program and as Standard performer within its Low-Income Public Housing program. The housing authority remains strongly focused on continued and improved operations, and on increasing compliance and accountability.

Discussion

N/A

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

Introduction

Palm Beach County (PBC) is dedicated to improving housing opportunities of all its residents including the homeless population, those threatened with homelessness, and those with special needs. Government and non-profit agencies will continue to provide facilities and support services to meet the immediate needs of homeless individuals/families, to help prevent individuals and families from becoming homeless and to provide assistance to persons with special needs. In its Five Year Consolidated Plan, PBC stated that the funds that are reasonably expected to be made available to the County for homeless programs would be utilized to assist the homeless population, those with special needs and to assist in the implementation of Leading the Way Home: Palm Beach County's Plan to End the Cycle of Homelessness.

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

Palm Beach County and its partners will utilize various avenues to provide outreach to the homeless population, including those persons that are unsheltered. The County's outreach efforts include initially assessing homeless individuals/family's needs in order to provide the appropriate housing and supportive services referrals. The Service Prioritization Decision Assistance Tool (SPDAT) is the assessment tool used during outreach activities. The tool prioritizes whom to serve and identifies what supportive services should be provided. The Assessment process also is used as a method of gathering information about the housing needs of the homeless population. The County plans to assist approximately one-thousand one-hundred (1,100) unsheltered persons with housing and service referrals during FY 2026-2027 through the following actions:

- Palm Beach County's Homeless Outreach Team (HOT), which leads the County's homeless outreach program, will continue to utilize the SPDAT to conduct initial assessments in the field. The individual's SPDAT scores will be used to determine what programs and services are the most needed by the homeless individual. The HOT Team will continue to travel throughout the County to various location where the homeless are known to congregate in order to conduct on-site screenings.
- The Homeless Coalition of Palm Beach County will continue to sponsor Homeless Connect events throughout the County during FY 2026-2027. These events allow the homeless population to receive haircuts, toiletries, clothing and other related items. At select Homeless Connects, homeless persons will also be provided with the opportunity to obtain state-issued identification cards. It is estimated that over three-hundred (300) homeless persons will attend

the various Homeless Connect events.

- The Senator Phillip D. Lewis Center and the Central County Housing Resource Center will continue to be the two (2) points of access for the homeless population to obtain housing and/or services in the eastern portion of Palm Beach County. Community Development Block Grant (CDBG) funds will be utilized to fund a portion of the facilities' operational costs. Homeless individuals and families will be referred to the facilities from the County's Homeless Outreach Team as well as law enforcement.
- The County will continue to operate the Belle Glade Assessment and Intake Center in western Palm Beach County. The Center is the point of coordinated entry into the homeless system of care for residents living in the western portion of the county. The County's Outreach Team as well as law enforcement can refer homeless individuals and families to the Assessment Center.
- Palm Beach County will observe National Hunger and Homeless Awareness 2026 (November 15-21, 2026). The County will sponsor multiple events during this week to include several outreach and educational activities.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County will continue to provide funding (both federal and non-federal) for the operation and maintenance of local emergency shelters and transitional housing facilities and for the provision of supportive services to homeless persons. During the upcoming fiscal year, the County will provide shelter and support services to the homeless population through the following:

- PBC will utilize Financially Assisted Agencies (FAA) funding to support emergency shelters and transitional housing facilities owned and operated by non-profit agencies. These facilities will provide shelter and services to homeless single women and men, victims of domestic abuse, homeless families, as well as youth who have aged out of state foster care programs.
- PBC will continue to use CDBG dollars to support the operation of the four (4) county-owned emergency shelters. The Lewis Center and the Housing Resource Center will provide emergency shelter/supportive services to homeless individuals, Program REACH will provide shelter/support services to homeless families with children and Melissa's Place will provide emergency shelter to homeless persons in the western communities. It is anticipated that during the upcoming fiscal year one-thousand two-hundred (1,200) homeless individuals and two-hundred (200) homeless families will receive services from these facilities.
- The Homeless and Housing Alliance (HHA) prioritized the emergency shelter and rapid rehousing components for the County's ESG program.
- CDBG funding will continue to support housing facilities that provide shelter and supportive services to single individuals, domestic violence victims, and unaccompanied youth who have aged out of the foster care system.
- The County has allocated HOME ARP funding for the construction of three (3) rental developments that will provide affordable housing to homeless families and youth who have

aged out of the foster care system.

- The Parks to Work initiative will continue to provide opportunities for homeless persons to get back to work and into housing. Participants clear trash and debris from local county parks in exchange for a day's wage, supportive services and nightly shelter.

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

Palm Beach County will continue to assist homeless individuals and families to transition into permanent supportive and independent housing. The following actions will be undertaken by the County and its partners to help the homeless population transition into a permanent form of housing:

- The County will continue to utilize Continuum of Care (CoC) funding to support Rapid Rehousing programs. These programs will provide financial assistance to homeless individuals/families to regain stability in permanent housing. The financial assistance will include security deposits, rental assistance, utility deposits and utility assistance. These households will also continue to receive case management and other supportive services.
- ESG dollars will support a rapid rehousing program that targets homeless families during the upcoming fiscal year.
- The County's HOME funds support a Tennant Based Rental Program (TBRA).
- FAA funding will be allocated to various non-profit agencies to assist with the operational costs of permanent supportive housing programs that assist individuals and families.
- The Homeless and Housing Alliance (HHA) has set as a goal for the Continuum to give funding priority to housing programs that dedicate 100% of their beds to the chronically homeless. This priority will be achieved by awarding extra points during the grant review process to projects that serve the chronic homeless population.
- The County will continue the SMART (Support, Marketing, Assistance, Rental, Tenant) campaign which recruits potential landlords to a database to match them with homeless individuals and families who are in need of housing. Persons housed under this program are provided with deposits and monthly rental assistance which vary in length and dollar amounts based on the client's needs. Each household is assigned a case manager who in turn becomes the landlord's point of contact.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Palm Beach County will continue to use local, state and federal funding to support Homeless Prevention activities that are designed to assist low-income persons and families that find themselves threatened with homelessness. The following actions will be undertaken by the County to assist individuals and families that are at risk of becoming homeless:

- PBC will continue to provide financial assistance in the form of emergency rent and/or utility payments to eligible households in order to prevent the household from becoming homeless. Homeless prevention funds target those individuals and families who would become homeless without the assistance and demonstrate their ability to become self-sufficient after receiving the assistance.
- PBC continues to financially support a Traveler's Aid Program. This program provides relocation assistance to homeless families/individuals who find themselves stranded in PBC. This assistance will be in the form of a one-way bus ticket that will allow the homeless person(s) to return to a support system outside of PBC.
- PBC will continue to participate in the Reentry Task Force whose mission is to implement comprehensive re-entry services to ex-offenders from the time of their entry into the prison system through their transition, reintegration and aftercare in the community. These services will include, among others, case management and housing assistance. The Reentry Task Force partners include Palm Beach County, Criminal Justice Commission and Gulfstream Goodwill Industries.
- PBC will continue to make funding available to agencies that provide housing and support services to youth who have been discharged from the state's foster care program.
- Palm Beach County Sheriff's Office will continue to coordinate with the County's Division of Human and Veterans Services to support a discharge process that allows persons who were homeless prior to being incarcerated to participate in the Continuum of Care's homeless service programs. Before being released from jail, staff from the County's Homeless Outreach Team meet with the inmate to complete an assessment and arrange for emergency shelter upon release from the correctional facility.
- The Lewis Center is currently being renovated create six (6) beds for the provision of medical care for homeless persons who cannot recover independently from an injury or illness.
- The County's Housing Resource Centers will continue to coordinate with area hospitals and mental health facilities to permit discharged patients to receive referrals to the Lewis Center. The referrals will allow for the discharged persons to access the County's homeless services.

Discussion

Palm Beach County does address the needs of persons who are not homeless but do require supportive

services to maintain a functional life. Many of the supportive services for the special needs population are currently addressed through various county supported programs. The elderly population and senior citizen activities are assisted through the county's many social service programs. Many of the senior activities are facilitated by the Area Agency on Aging of Palm Beach and the Treasure Coast as well as the County's Senior Services Division. Special needs services that are not directly provided by the county such as housing for persons with HIV/AIDS, foster care programs, mental health disorders and substance abuse are addressed by the County through coordination with a network of social service providers and through funding via CDBG, ESG and general revenue dollars to non-profit agencies to assist in the provision of those services.

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

Introduction:

To address the barriers to affordable housing that exist in Palm Beach County (PBC), the following strategies have been developed to create housing policies that will reduce the affordability gap, increase the supply of affordable housing and ensure opportunity for access to affordable housing in PBC.

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

To promote affordable housing and to remove identifiable barriers to affordable housing, the County will continue to implement the following strategies:

- The County expedites building permit review for applications that have at least 65% of total housing units as affordable. In addition, the County is currently developing a process to assign a project manager to qualified projects, to meet with applicants and ensure concerns are addressed.
- Accessory Affordable Housing in the "Institutional and Public Facilities" Land Use Category allows for affordable rental housing development on land that is used for institutional, public and/or civic use, with no specific residential density. The development must be under direct supervision of a sponsoring, non-profit organization or other community-based group. This provision encourages development of very-low and low-income rental housing and is important to special needs populations since most often non-profits or community-based groups with institutional land look to include special needs housing in conjunction with non-residential facilities (i.e.- church site with elderly housing).
- PBC Planning, Zoning, and Building (PZB) Department's Workforce Housing Program, which mandates that housing units in new residential development be provided for households with incomes between 60% and 140% of AMI. The program also provides a density bonus incentive to developers to increase the number of total units in a new development based on the percentage of workforce housing units.
- The Affordable Housing Program, implemented by PZB, offers developers of new residential developments density bonuses in exchange for a minimum set aside of 65% of the total development's units for <60% AMI households.
- The County maintains an inventory of all surplus County-owned land and foreclosed properties that could be used to promote affordable housing provision and production.
- The County's Department of Housing and Economic Development (HED) will continue to administer the Housing Bond Loan Program, a voter resolution that approved bond issuance of \$200 million for the purpose of financing newly created workforce and affordable housing. HED solicits several Requests for

Proposals (RFPs) annually for both workforce and affordable housing multi-family rental projects and for-sale housing development projects. Approved projects receive gap financing in the form of low-interest or zero-interest loans.

- Ongoing evaluation of policies and programs that impede affordable and workforce housing pursuant to FL §420.9076.
- PBC Housing Element amended to include the removal of minimum acreage requirements for farmworker housing and allow farmworker housing as a Principal Use on properties that are not associated with farmland. This will help expand housing opportunities for low-income farm workers in the Glades region.
- The County does not charge any impact fees on residential development in the western Glades region of the county in order to stimulate development and new construction of housing units.
- PBC Ordinance 2023-023 allows one accessory quarter by right when accessory to single-family, townhouse, and zero-lot-line principal uses. These units are considered accessory living quarters or specialized residential accessory structures, distinct from primary dwelling units.
- The County's Impact Fee Ordinance minimizes impact fees for new development of smaller, more affordable homes by calculating impact fees on the total square footage of the home.

Discussion:

- The County continues to assess opportunities offered by the Live Local Act, a Florida legislative initiative designed to increase affordable and workforce housing.
- The PBC Property Appraiser's Office administers property tax exemptions which contribute to housing affordability by lowering the annual property tax burden. These include: homestead exemption; civilian & permanent disability exemption; quadriplegic persons exemption; blind persons exemption; Florida first responders' exemption; limited income senior citizen (65 and older) exemption; super senior citizen exemption; widow/widower exemption; and several military/veterans exemptions. Additionally, there is a Portability Exemption which allows homeowners who are relocating within the County to transfer their existing homestead exemption to their new primary residence.

AP-85 Other Actions – 91.220(k)

Introduction:

Palm Beach County (PBC) addresses the needs of low and moderate-income persons, homeless families, and underserved populations by utilizing a variety of programs and community-based partnerships. By outlining goals and priorities, strategic plans facilitate collaboration with other county departments, non-profit organizations and community stakeholders, leveraging combined resources to achieve greater impact on the planned actions in the section below.

Actions planned to address obstacles to meeting underserved needs

During FY 2026-2027, Palm Beach County plans to undertake the following actions to address underserved needs:

- Provide access to affordable housing to extremely-low, low, and moderate-income families through the new construction or rehabilitation of rental units for these income groups, provision of rental assistance to eligible renters and by providing second mortgages at affordable rates to enable homeownership. This strategy will continue under the HOME, SHIP, and WHP programs.
- Promote cooperation between agencies by participating in the Homeless Coalition, Homeless and Housing Alliance, Countywide Community Revitalization Team, Affordable Housing Collaboration, Housing Leadership Council, Special Needs Advisory Coalition, Glades Technical Advisory Committee, the Homeless Advisory Board, among others.
- Provide financial support to non-profit and publicly operated entities that support homeless individuals and families, and other members of underprivileged communities.
- Promote the development of vocational, on-the-job training, apprenticeship and entrepreneurial programs for unskilled residents to help them secure employment and business opportunities.
- Request new funding from Federal and/or State sources to better focus on the underserved needs of the County, and support funding applications from other entities within its jurisdiction.
- Address infrastructure deficiencies in low-and moderate-income areas (including identified CDBG Target Areas) through funding under the CDBG Program and the County's Infrastructure Sales Tax.
- Provide financial assistance to businesses under the Section 108 and other County Loan Programs in exchange for creating or retaining jobs to be held by low and moderate-income individuals, with special focus in the Glades Region; and lead economic development efforts in the Glades Region to improve economic and housing conditions for local residents.
- Collaborate with CareerSource to provide effective and coordinated employment services through career assessments, training and employment assistance to County residents.
- Support countywide agencies such as the Black Business Investment Corporation and business incubators to assist in the development of small businesses for low and moderate-income

persons.

- Provide utility assistance to low-income residents under the State of Florida's Low Income Home Energy Assistance Program (LIHEAP) through the Department of Community Services. Services include crisis utility and HVAC system replacement.
- Encourage private investment/development in the County's designated low-income census tracts under the Federal Opportunity Zone Program.
- On November 2022, County voters approved \$200M bond referendum (Housing Bond) for the purpose of financing all or a portion of newly created workforce and affordable housing units throughout Palm Beach County. In October 2023, Palm Beach County Board of County Commissioners approved the final Housing Bond allocation process and general guidelines. Since then, HED has issued eight (8) Housing Bond Requests for Proposals (RFPs) for the development of new workforce, affordable, and for-sale housing units.

Actions planned to foster and maintain affordable housing

- Initiating a pilot project to develop affordable single-family homes on scattered County-owned sites for purchase by qualified buyers;
- Financing the purchase and/or rehabilitation of single-family homes for owner occupancy through first and second mortgages, and down payment or closing cost assistance under the SHIP and HOME Programs;
- Providing HOME Program funds to certified Community Housing Development Organizations (CHDOs) for the acquisition, rehabilitation, and new construction of single-family housing for ownership and single-family or multi-family housing for rental;
- Providing HOME Tenant-Based Rental Assistance funds for the housing of very-low-income homeless families and individuals and those at risk of homelessness;
- Utilizing HOME and SHIP funding to leverage non-federal and private housing investments to develop rental housing in the local community;
- Continuing the issuance of private activity bonds for single and multi-family housing for moderate-, middle- and lesser-income persons and families through the County's Housing Finance Authority;
- Assisting very-low-income households to obtain rental housing by providing SHIP funding for first/last months' rent and security deposits;
- Ensuring that affordable housing subsidized by the County remains affordable for a prescribed period through deed restrictions and monitoring;
- Implementing the PZB Affordable Housing Program, whereby developers of new residential

developments may receive certain incentives in order to provide affordable housing units to <60% AMI households;

- Assisting eligible low-income households and seniors with energy related home repairs, weatherization, bill payment assistance and energy crisis assistance;
- Ensuring that Green Building and Energy Saving products and processes are used in affordable housing construction when funding assistance is provided by the County;
- PZB and HED implement the mandatory Workforce Housing Program (WHP). The WHP requires the provision of workforce (60 – 140% AMI) units in all new housing developments of 10 or more units located in the unincorporated county. Development of the required workforce units is facilitated by certain incentives including density bonuses up to 100% and flexibility to traffic standards to allow for up to 30% greater volume on affected roadway segments;
- PZB will implement a voluntary Affordable Housing Program (AHP) which stimulates the development of affordable units in the unincorporated county. The AHP requires 65% of total project units to be affordable in exchange for density bonuses incentives; and
- HED implements the Impact Fee Assistance Program, which utilizes investment earnings from impact fees collected on roads, parks, and public building to offset impact fees on the development of affordable housing projects for households at or below 140% of Area Median Income (AMI).

Actions planned to reduce lead-based paint hazards

HED provides financial assistance through federal funded programs for the acquisition and/or rehabilitation of homes to eligible low and moderate- income first time homebuyers and homeowners.

All residential units constructed prior to 1978 and slated for acquisition and/or rehabilitation, must undergo an inspection for lead-based paint prior to the initiation of the action. If lead-based paint is identified it will be assessed and abated, and the homeowner may be provided with relocation expenses for the period of the abatement. HED will keep on file all results of lead-based paint inspections and abatements in order to comply with applicable regulations. HED will require lead-based paint inspections of commercial buildings built prior to 1978, if the buildings will be used by children.

HUD regulation 24 CFR Part 35, entitled "Lead-Based Paint Poisoning Prevention in Certain Residential Structures" requires that lead-based paint (LBP) hazards be controlled before the rehabilitation of a housing unit that is financially assisted by the federal government or being sold by the government, particularly if young children (ages 6 and under) will be occupying the unit. Lead poisoning in young children may produce irreversible neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses risk to pregnant women. In Florida, Medicaid eligible children, regardless of whether coverage is funded, are

required to receive blood lead screening tests at ages 12 months and 24 months. Any child between 24 and 72 months with no record of previous blood lead screening test must receive one. All blood lead test results must be reported to the Florida Department of Health (FDOH). Currently, there are no blood lead levels (BLLs) in children considered to be safe. The Florida Department of Health Palm Beach County conducts lead investigation in homes of children that have been identified by the Division of Communicable Disease and Epidemiology. Florida Health PBC provide the following services to address and/or reduce lead-based paint hazards:

- Environment assessment – dust wipe and soil sampling
- Interpretation of test results
- Lead Consultation
- Comprehensive environmental investigations
- Recommendations for lead mitigation and abatement, and
- Public education through community outreach.

Actions planned to reduce the number of poverty-level families

Palm Beach County and its partners will continue collaborating to reduce the number of families living at poverty level. Efforts will focus on family stabilization programs, self-sufficiency programs, employment-related support services, initiatives aimed at creating economic opportunities, and expanding the supply of affordable housing. The County's planned action to reduce the number of poverty-level families are as follows:

- Advocate for additional services and funding to support self-sufficiency and economic stability for very low- and extremely low-income families.
- Coordinate and leverage available resources for programs that are tailored to meet the needs of low-income people and communities.
- Collect and analyze U.S. census data and other qualitative information to assess the economic characteristics and needs of people living below the poverty level.
- Provide funding for the Family Preservation & Economic Stabilization (FPES) program that provides case management and support services to low-income seasonal farm workers to achieve self-sufficiency and independence.
- Fund programs through the Financially Assisted Agency Program that provide funding to non-profit agencies to administer health and human service programs.
- Support Lutheran Services Florida (LSF), a not-for-profit organization, to administer the Head Start and children services program which assists 1,916 low-income preschool children ages 6 weeks to 5 years old.
- Implement the Family Self-Sufficiency Program to assist at-risk families with various educational, health care and other services including economic stability and self-sufficiency services to enable individuals/families to become self-supporting.
- Fund economic development agencies and non-profits that provide technical assistance and

training in order to promote job creation and/or retention.

- Support CareerSource Palm Beach County, which operates two (2) full-service career centers that offer employment training and career support services to job seekers. The agency also has specialized programs tailored to the unique needs of veterans, the disabled, and youth ages 18-24.
- Use CDBG funds to assist one business incubator and one certified Community Development Financial Institution (CDFI) to provide expertise to businesses and entrepreneurs, with a focus on clients at or below 80% of Area Median Income (AMI).
- Use CDBG funds to support County homeless services, which include the operation of four (4) homeless shelter facilities within the County.
- Continued implementation of the Glades Employee Incentive Program to provide incentive payments to contractors who hire new employees residing in the Glades Area for County construction projects.
- Funding for the Emergency Home Energy Assistance Program for the Elderly Program (EHEAP), which provides funding to low-income elderly households to assist with home energy crises.
- Funding for the Low-Income Home Energy Assistance Program (LIHEAP) to provide financial relief to families from high energy costs to prevent service disconnection.
- Use HOME funds to fund a tenant based rental assistance program to serve homeless and poverty-stricken families.
- Use ESG funds for operation of a rapid rehousing program and two (2) emergency shelters for homeless families.
- HOME ARP funding has been allocated for construction of three (3) affordable rental housing developments that will provide housing for homeless families and youth aging out of the foster care system.
- Utilize 2026 Opioid Settlement Funds (OSF) for a pilot program that supports the acquisition and operation of tiny home community-based/transitional housing for individuals experiencing behavioral health and substance use disorders.

Actions planned to develop institutional structure

Palm Beach County's institutional structure provides a framework of coordinated systems for the various community development programs undertaken throughout the year. The systems function with and are strengthened by the multitude and variety of private and public organizations within the County that provide housing, homeless services, public services, economic development services and other community development activities, such as capital improvements, public facilities, and infrastructure. The County evaluates the operation of each of its community development programs to ensure they are cost-efficient to the most practicable extent possible, the number of beneficiaries are maximized, regulatory requirements are maintained, and access to these programs can be easily navigated by

eligible individuals.

During the year the County will continue undertaking the following efforts:

- Collaborate with community partners to ensure that homeless individuals and families, and special needs populations are provided with necessary supportive services and are housed appropriately.
- Support various committees that manage the Continuum of Care and Emergency Solutions Grant requirements.
- Strengthen the service delivery system for the homeless and special needs populations through coordination with the large number of service providers within the County.
- Encourage the Homeless and Housing Alliance and member organizations for the provision of vital services to persons with disabilities and special needs.
- Support the Homeless Management Information System (HMIS) and utilize data provided to evaluate ESG-funded activities.
- Continue HED's role in certifying consistency with the Consolidated Plan for housing related activities that receive HUD funding for the provision of housing and non-housing activities in the development of viable urban communities within the County.
- Collaborate with and provide support to HOME Community Housing Development Organizations to further the supply of affordable housing units.
- Coordinate with other County departments, such as Facilities Development & Operations, Water Utilities, and Parks & Recreation, to facilitate and complete capital projects throughout the County.
- Work with local municipalities with eligible CDBG target areas to provide funding for eligible community development projects.

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

Coordination with Continuum of Care (CoC)

Formulation, implementation, and monitoring the overall effectiveness of strategies to address homelessness are primarily done by the Homeless and Housing Alliance (HHA), which serves as the local CoC. The HHA is comprised of homeless service providers from all areas of the homeless arena, with the Division of Human Services (DHS) as the lead agency. The HHA establishes the homeless priorities to be addressed by the County and recommends funding under the ESG and HUD's CoC Grant Programs. The HHA recommendations to address homelessness are included in the Consolidated Plan. Administration

of the ESG Program is carried out by the DHS.

Coordination with Public, Private, and Non-Profit Housing Providers

The County will continue coordination with the three (3) HUD-supported housing authorities located within its jurisdiction, three (3) HOME designated CHDOs, the Housing Leadership Council, PBC Affordable Housing Collaborative, Treasure Coast Regional Planning Council, and for-profit and not-for-profit affordable housing providers to further increase the supply of affordable housing and to identify households in need. Cooperation will include collaboration on housing types and housing strategies to be adopted, financial assistance to affordable housing projects and identification of groups to be prioritized. Financing is provided primarily under the HOME, SHIP, Housing Bond Loan (HBLP), and Housing Initiatives (HIP) programs and projects funded are selected via a competitive RFP. PBC also operates an ongoing Impact Fee Affordable Housing Assistance Program (IFAHAP), which provides impact fee credits to developers for the construction of rental and for sale affordable housing. PBC's Commission on Affordable Housing (CAH) will continue to make policy recommendations regarding the development of affordable housing.

Coordination with Health, Mental Health, and Service Agencies

HED will coordinate with the following agencies: PBC Health Department, especially as it relates to lead-based paint identification and abatement; AVDA, which provides housing for homeless survivors of domestic abuse ; Adopt-A-Family and The Lord's Place, which provide permanent supportive housing; Legal Aid Society of PBC and the PBC Office of Equal Opportunity to address legal and fair housing problems experienced by low- and moderate-income persons; Children's Case Management, Florence Fuller Child Development Centers, Vita Nova, and PBC's Youth Services Department to address issues related to youth and child care.

Coordination with Units of Local Governments

Each municipality with an approved CDBG target area is invited annually to submit a project for CDBG funding. This project should be a capital or housing redevelopment project which is located within the identified target area. HED works with the municipalities to ensure that the projects submitted for funding are eligible and monitor their timely implementation.

Economic Development - Actions to Enhance Coordination with Private Industry, Businesses, Developers, and Social Services Agencies.

PBC provides incentives and funding to businesses under a wide range of programs. These programs are aimed at creating jobs predominantly for low- and moderate-income households and for the revitalization of depressed areas, primarily the Glades Region of PBC and other areas designated as Enterprise Zones. PBC will continue to use CDBG entitlement funds to fund one (1) business incubator and one CDFI. The Section 108 Loan Program will continue to provide funding to businesses as well as

funding obtained from the USDA and allocations from general revenues. HED will also continue to work closely with the Business Development Board to attract new businesses to the County.

Discussion:

Program Specific Requirements

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

Introduction:

For Fiscal Year 2026-2027, Palm Beach County (PBC) expects to receive funding under the following CPD Programs: CDBG (\$6,541,411); HOME (\$2,192,925); and ESG (\$580,917). CDBG funds are expected to fund program activities to be implemented by County departments, municipalities and non-profit agencies. The HOME program will fund CHDO activities, tenant based rental assistance (TBRA), and a rental development. The ESG Program will fund emergency shelters, rapid re-housing and HMIS.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

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

Palm Beach County (PBC) will not utilize HOME funds in any other form except those stated in Section 92.205(b)(1).

An extended description of the HOME Program can be viewed in **Appendix D**.

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

Recapture Provisions

PBC will impose Recapture Provisions on homebuyer units assisted through HOME direct subsidy. Any home acquired or constructed for homeownership with direct subsidy under the HOME Program must be occupied as the principal residence of the homebuyer for an affordability period of thirty (30) years. The direct subsidy will be secured by a soft second mortgage that does not require payment of debt service. At the expiration of the affordability period, the full amount of HOME direct subsidy will be forgiven. Upon the sale, transfer, lease, conveyance or alienation of any part or all of the property before the expiration of the affordability period, the County's HOME repayment provisions are triggered, and the full amount of the HOME direct subsidy will be recaptured. The amount recaptured cannot exceed the net proceeds of the sale, if any. Net proceeds are defined as the sales price minus repayment of superior loans and any closing costs. Mortgage subordinations will only be granted in cases where the homeowner is refinancing to decrease the length of the term of the first mortgage, to lower the interest rate of the first mortgage, or to make improvements to the HOME assisted property. Should the homeowner refinance for any reason other than those stated above, the full amount of the direct subsidy provided to the homeowner shall become due and payable in full. Mortgage subordinations are granted at the sole discretion of PBC.

Resale Provision

PBC will impose Resale Provisions on homebuyer units assisted through HOME development subsidy. Any home constructed, acquired, or rehabilitated with development subsidy under the HOME Program must be occupied as the principal residence of the homebuyer for an affordability period of no less than thirty (30) years. The HOME affordability requirements will be secured by recording a Declaration of Restrictions on title to the home for the length of the period of affordability. Should the homebuyer sell or otherwise transfer title to the property, the subsequent homebuyer / recipient of title must be an $\leq 80\%$ AMI household that will occupy the property as its

principal residence.

The resale price will be limited to a price affordable to a range of new low-income homebuyers while providing the original homebuyer (seller) with a fair return on investment. Low-income homebuyers are defined as households with a gross annual income no greater than 80% AMI. The fair return on investment to the seller will be calculated as the sum of:

- Appreciation in value during the ownership period calculated as the difference between fair market values during the year of purchase and the year of sale as identified by Palm Beach County Property Appraiser records;
 - Homeowner down payment / cash contribution to original purchase;
 - Amount of mortgage principal paid down during ownership; and
 - 75% of the documented value of homeowner-funded physical improvements to the property during the period of ownership, including: room and porch/deck additions; renovation of bathrooms and kitchens; replacement of HVAC system; electrical service upgrade; major re-plumbing; and installation of irrigation system.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

PBC may use HOME funds during FY 2026-2027 for the following homeownership activities: 1) provision of direct subsidy to homebuyers in the form of second mortgages to assist with the purchase of a home or construction of new housing to occupied by the homebuyer; and 2) provision of development subsidy to developers for construction, acquisition, and rehabilitation of single-family housing for sale.

When providing direct subsidy to homebuyers, the assistance will be in the form of a deferred forgivable loan. When providing development subsidy to developers of homeownership housing, the assistance will be in the form of a grant or loan.

For both activities: 1) the price of the housing unit cannot exceed the lesser of fair market value or \$568,557 (95% of the median sale price for a housing unit in Palm Beach County *HUD FHA 2025 Mortgage Limits List*); 2) and, a homebuyer must have an income that does not exceed 80% of the Area Median Income (AMI) for Palm Beach County; and 3) the homebuyer must occupy the unit as their principal place of residence for no less than thirty (30) years.

The resale price will be set as the lesser of: 1) an amount equal to the fair return calculated per the above plus the amount necessary to repay outstanding senior debt on the property; or fair market value as determine by appraisal at time of resale. The resale price may not exceed fair market value of the property. The return to the homeowner may constitute a loss when real estate values have declined during the period of ownership. Should the resale price calculated per the above

methodology not be affordable to the new 80% AMI homebuyer, the County will provide direct financial subsidy to the homebuyer in the form of a soft second mortgage to make the purchase affordable. Subsidies by PBC are subject to funding availability.

As described above, PBC's Department of Housing and Economic Development (HED) utilizes recapture provisions for all of its HOME direct subsidy activities and utilizes resale provisions for all of its development subsidy activities. Both the recapture and resale provisions require a thirty (30) year period of affordability for all activities. Recapture provisions encumber the property via a mortgage and promissory note, while the resale provisions utilize a Declaration of Restrictions. If the owner does not maintain compliance with residency and other provisions of the encumbrance, the applicable requirements are triggered to either repay the HOME subsidy or to resell the property to another eligible homebuyer.

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

During FY 2026-2027 PBC does not plan to use HOME funds to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

For FY 2026-2027, PBC will continue to undertake efforts to preserve and enhance the supply of decent and affordable housing for very-low, low-, and moderate-income households.

During FY 2026-2027, the County, through the Department of Housing and Economic Development (HED) will undertake the following: homebuyer assistance, CHDO activities, and tenant-based rental assistance. For homebuyer assistance, the County will publish a Notice of Funding Availability soliciting applications from eligible applicants among the public at large. The Notice will be published in a newspaper of general circulation and on the HED website. The Notice will be distributed directly to participating municipalities, not-for-profit partners, lenders, and other interested parties. For CHDO activities, the County will undertake a competitive Request for Proposals (RFP) process to select projects. RFPs are published in a newspaper of general circulation, posted on the HED website, and distributed directly to a list of over 250 known interested parties. The Board of County Commissioners retains the authority to designate subrecipients and developers. The County's Department of Community Services will administer and oversee the tenant-based rental assistance (TBRA) program and will utilize an application process to determine client eligibility. Community Services will notify the Continuum of Care, the Homeless and Housing Alliance, community partners, and all other interested parties of the availability of funds via public

notices, posting on website, and email distribution.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Palm Beach County's HOME Program is open to all eligible individuals and households that have incomes less than 80% of the Area Median Income for the County. The County does not place limitations on particular categories of eligible beneficiaries, and does not plan to give preferences to particular categories of eligible beneficiaries.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The Emergency Solutions Grants (ESG) Program is administered by Palm Beach County (PBC) Department of Community Services, Division of Human and Veteran Services (DHVS), which coordinates all ESG-funded initiatives to improve the quality of homeless facilities and services available to the County's homeless population. Although ESG monies can be used for a variety of purposes, PBC Homeless and Housing Alliance (HHA) has chosen to utilize ESG funding to support the operations of emergency shelter, rapid rehousing, and the homeless management information system (HMIS). The ESG funding does support a wide range of services that address significant gaps within the Continuum of Care (CoC).

The CoC's 2025 Annual report as well as intake standards, rapid rehousing standards and ESG standards can be viewed in **Appendix E**.

The HHA has established program standards that govern ESG-funded projects. The standards include Rapid Rehousing Standards, Emergency Shelter Standards of Care, Standards for Coordinated Intake and Assessment, Housing First Standards in addition to HMIS Policies and Procedures. Workgroups

were established and the HHA wrote, adopted and continue to update these standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC prioritizes the needs of the homeless population by utilizing the Service Prioritization Decision Assistance Tool (SPDAT). In November 2013, the CoC adopted the SPDAT as its consolidated and coordinated evaluation instrument. Training on how to use the tool began in January 2014 and continues on a semi-annual basis. Any additional training on the usage of the SPADAT including any updates is conducted on an as needed basis. These trainings are offered free of charge and is open to all HHA member agencies. The SPDAT is utilized in the intake process and has been shown to be useful in establishing suitable placement and service prioritization.

3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).

The ESG Program is administered by the County's Division of Human Services (DHS). In order to allocate the ESG Program funds, DHS request that the CoC prioritize the eligible ESG components and provide directions as to how the ESG award should be allocated for the upcoming year. Once the priorities and distribution method are established, DHS utilizes the Request for Proposals (RFP) process to allocate the ESH funds to subrecipients. The process is as follows:

- Request for Proposals (RFP) and a scoring tool is developed, and an appeal process is established.
 - The RPF is issued and posted on the County's website.
 - A Technical Assistance Meeting is conducted for all interested applicants.
 - Grant Review Committee Training is conducted for all grant review committee members.
 - Proposals are initially reviewed by DHS to ensure regulations compliance and then forwarded to the Grant Review Committee for review and scoring.
 - The Grant Review Committee scores and ranks the proposals based on the following criteria: demonstration of the need for the activity; evidence of site control (shelter operations); ability to developed and implement the project; reasonableness of total project costs; evidence of financial feasibility; availability of matching funds; ability to expend grant funds; past performance and the appropriateness of qualifications and backgrounds of personnel assigned to the proposed activity.
 - The ESG funding recommendations are forwarded to the PBC Board of County Commissions (BCC) for final approval.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Individuals with lived experience or who are currently suffering homelessness are provided two

seats on the HHA Governance Board, while unaccompanied youth aged 18-25 with similar life experiences are provided with one (1) seat on the HHA Governance Board. The HHA recognizes that people who have been most affected by a lack of a permanent home are experts on the challenges and solutions that surround homelessness. The Governance Board members who have lived experience participate in the approval of all ESG funding priorities and ESG funding recommendations.

5. Describe performance standards for evaluating ESG.

All ESG-funded subrecipients enter into a one-year agreement with PBC to provide ESG-funded homeless activities. The scope of work depicted in the agreement outlines the reimbursement and reporting submission process and requirements for each subrecipient. All ESG agreements are subject to ongoing monitoring and review throughout the duration of the contract. On-site monitoring visits, desk audits of monthly reports, evaluation of final reports, review of randomly selected case files, and ongoing communication with agency program staff are all examples of monitoring approaches used.

All subrecipients are required by the contract to submit monthly reports along with their reimbursement requests. The monthly narrative reports highlight activity progress throughout the month with a full narrative summarizing contract actions and outcomes. Statistics on the type of activity carried out and the number of individuals/families assisted, as well as statistics on racial/ethnic characteristics of program participants are also reported. Reimbursement claims will not be processed until all reporting criteria are satisfied successfully.

ESG subrecipients must keep all financial records relevant to ESG grant costs and expenses of all cost of materials, supplies, services, and any other eligible costs and expenses for which reimbursement is sought. Following the filing of the final expenditure report, all records relevant to the grant are kept for a minimum of five (5) years. Any records relevant to the ESG-funded activity must be made available to the County immediately, if requested.

The HHA has implemented performance measures for evaluating ESG-funded projects. County staff are currently utilizing these performance standards and HMIS data to evaluate ESG-funded activities.

The table shows the FY 2065-2027 ESG funding recommendations made by the HHA Governance Board. In addition to these recommendations, \$75,000 was set aside for the operational costs of the County's HMIS and \$43,568 was allocated for program administration.

FY 2026-2027 EMERGENCY SOLUTIONS GRANT FUNDING RECOMMENDATIONS

Agency	Emergency Shelter (ES)	Rapid Re-housing (RRH)	ES	RRH
Aid to Victims of Domestic Abuse	\$173,705		169	
Salvation Army	\$103,705		32	
Adopt A Family		\$184,939		60
TOTAL	\$277,410	\$184,939	201	60

List of Attachments

Appendix A – SF 424s and Certifications

Appendix B – Citizen Participation Comments

Appendix C – Summary of Affordable Housing Assistance Programs - AP-05 Affordable Housing

Appendix D – HOME Program Description

Appendix E – CoC 2025 Annual Report, CoC Intake Standards, Rapid Rehousing Standards, ESG Standards

Appendix F – HOME ARP Allocation Plan

Appendix A – SF 424s and Certifications

Appendix A will be updated after Palm Beach County Board of County Commissioner approval of the draft Annual Action Plan.

Application for Federal Assistance SF-424

* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision		* If Revision, select appropriate letter(s): * Other (Specify): 	
* 3. Date Received: 		4. Applicant Identifier: B-26-UC-12-004			
5a. Federal Entity Identifier: 			5b. Federal Award Identifier: 		
State Use Only:					
6. Date Received by State:		7. State Application Identifier:			
8. APPLICANT INFORMATION:					
* a. Legal Name:					
* b. Employer/Taxpayer Identification Number (EIN/TIN): 			* c. UEI: XL2DNFMPCR44		
d. Address:					
* Street1:					
Street2: Suite 500					
* City:					
County/Parish: Palm Beach County					
* State:					
Province:					
* Country: USA: UNITED STATES					
* Zip / Postal Code:					
e. Organizational Unit:					
Department Name: Housing and Economic Development			Division Name: 		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix:		* First Name:			
Middle Name:					
* Last Name:					
Suffix:					
Title:					
Organizational Affiliation: 					
* Telephone Number:		Fax Number: (561) 233-3651			
* Email: HED-submit@pbc.gov					

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Assistance Listing Number:

14-218

Assistance Listing Title:

Community Development Block Grant (CDBG)

*** 12. Funding Opportunity Number:**

B-26-UC-12-004

* Title:

Community Development Block Grant (CDBG)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Palm Beach County's CDBG Program includes code enforcement, public facilities and infrastructure, public service, economic development, and program administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant **FL-018, FL-020, FL-021, FL-022*** b. Program/Project **FL-018, FL-020, FL-021, FL-022**

Attach an additional list of Program/Project Congressional Districts if needed.

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)**17. Proposed Project:*** a. Start Date: **10/01/2026*** b. End Date: **09/30/2027****18. Estimated Funding (\$):**

* a. Federal **\$6,541,411.00**

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL **\$6,541,411.00**

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ **** I AGREE**

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: **(561) 233-3600**Fax Number: **(561) 233-3651*** Email: **HED-submit@pbc.gov*** Signature of Authorized Representative: * Date Signed:

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano, Deputy Director

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

*Title:

*Applicant/Recipient Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property

Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601)

and implementing regulations at 49 CFR part 24 and, as

applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 201, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802; 24 CFR § 28.10(b)(1)(iii)).

* Date: (mm/dd/yyyy):

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano
Deputy Director

Application for Federal Assistance SF-424

☐ Preapplication ☒ Application ☐ Changed/Corrected Application		* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision		* If Revision, select appropriate letter(s): * Other (Specify): 	
* 3. Date Received: 		4. Applicant Identifier: M-26-UC-12-0215			
5a. Federal Entity Identifier: 			5b. Federal Award Identifier: 		
State Use Only:					
6. Date Received by State:		7. State Application Identifier:			
8. APPLICANT INFORMATION:					
* a. Legal Name:					
* b. Employer/Taxpayer Identification Number (EIN/TIN): 			* c. UEI: XL2DNFMPCR44		
d. Address:					
* Street1:					
Street2: Suite 500					
* City:					
County/Parish: Palm Beach County					
* State:					
Province:					
* Country: USA: UNITED STATES					
* Zip / Postal Code:					
e. Organizational Unit:					
Department Name: Housing and Economic Development			Division Name: 		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix:		* First Name:			
Middle Name:					
* Last Name:					
Suffix:					
Title:					
Organizational Affiliation: 					
* Telephone Number:		Fax Number: (561) 233-3651			
* Email: HED-submit@pbc.gov					

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Assistance Listing Number:

14-239

Assistance Listing Title:

HOME Investment Partnership

*** 12. Funding Opportunity Number:**

M-26-UC-12-0215

* Title:

HOME Investment Partnership

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Palm Beach County's HOME Program includes assistance to developers of affordable housing, first time home buyers, community development housing organizations, and program administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant **FL-018, FL-020, FL-021, FL-022*** b. Program/Project **FL-018, FL-020, FL-021, FL-022**

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: **10/01/2026*** b. End Date: **09/30/2027****18. Estimated Funding (\$):**

* a. Federal **\$2,192,925.65**

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL **\$2,192,925.65**

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: **(561) 233-3600**Fax Number: **(561) 233-3651*** Email: **HED-submit@pbc.gov*** Signature of Authorized Representative: * Date Signed:

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano, Deputy Director

**Applicant and Recipient
Assurances and Certifications****U.S. Department of Housing
and Urban Development**OMB Number: 2501-0044
Expiration Date: 2/28/2027**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

*Title:

*Applicant/Recipient Organization:

Department of Housing and Economic Development

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
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8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.
9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano
Deputy Director

Application for Federal Assistance SF-424

☐ Preapplication ☒ Application ☐ Changed/Corrected Application		* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision		* If Revision, select appropriate letter(s): * Other (Specify): 	
* 3. Date Received: 		4. Applicant Identifier: E-26-UC-12-0004			
5a. Federal Entity Identifier: 			5b. Federal Award Identifier: 		
State Use Only:					
6. Date Received by State:		7. State Application Identifier:			
8. APPLICANT INFORMATION:					
* a. Legal Name:					
* b. Employer/Taxpayer Identification Number (EIN/TIN): 			* c. UEI: XL2DNFMPCR44		
d. Address:					
* Street1:					
Street2: Suite 500					
* City:					
County/Parish: Palm Beach County					
* State:					
Province:					
* Country: USA: UNITED STATES					
* Zip / Postal Code:					
e. Organizational Unit:					
Department Name: Housing and Economic Development			Division Name: 		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix:		* First Name:			
Middle Name:					
* Last Name:					
Suffix:					
Title:					
Organizational Affiliation: 					
* Telephone Number:		Fax Number: (561) 233-3651			
* Email: HED-submit@pbc.gov					

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Assistance Listing Number:

14-231

Assistance Listing Title:

HOME Investment Partnership

*** 12. Funding Opportunity Number:**

E-26-UC-12-0004

* Title:

Emergency Solutions Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Palm Beach County's ESG Program provides services to the homeless and those at risk of becoming homeless through the support of emergency shelters, transitional housing, and rapid re-housing.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant **FL-018, FL-020, FL-021, FL-022*** b. Program/Project **FL-018, FL-020, FL-021, FL-022**

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: **10/01/2026*** b. End Date: **09/30/2027****18. Estimated Funding (\$):*** a. Federal **\$580,917.00*** b. Applicant * c. State * d. Local * e. Other * f. Program Income * g. TOTAL **\$580,917.00***** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: **(561) 233-3600**Fax Number: **(561) 233-3651*** Email: **HED-submit@pbc.gov*** Signature of Authorized Representative: * Date Signed:

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano, Deputy Director

**Applicant and Recipient
Assurances and Certifications****U.S. Department of Housing
and Urban Development**OMB Number: 2501-0044
Expiration Date: 2/28/2027**Instructions for the HUD 424-B Assurances and Certifications**

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*Authorized Representative Name:

*Title:

*Applicant/Recipient Organization:

Department of Housing and Economic Development

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
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9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

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* Signature:

* Date: (mm/dd/yyyy):

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano
Deputy Director

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026, 2027, 2028 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

Date

Title

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano
Deputy Director

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano
Deputy Director

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Approved as to Form and Legal Sufficiency

By: _____
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Department of Housing and Economic Development

By: _____
Carlos Serrano
Deputy Director

Appendix B – Citizen Participation Comments

Citizen Participation Comments

Summary of Citizen Participation Comments

As part of the citizen participation process, the Palm Beach County (PBC) Department of Housing and Economic Development (HED) gave presentations and/or made outreach to various groups and events beginning in October 2025 and ending in July 2026. Comments received during these sessions were incorporated into the AAP and helped guide identification of needs and priorities and the funding strategies.

HED also engaged stakeholders through its website, social media accounts, and emails. Materials were distributed to all municipalities, Palm Beach County (PBC) Countywide Community Revitalization Team, the Housing Leadership Council, the Homeless and Housing Alliance, The Glades Initiative, Healthier Glades, numerous grant partners, and shared via direct e-mail communications to interested persons.

Public meetings and events that were held to inform the public and solicit citizen comments. A total of three (3) public meetings were held by PBC HED as part of its AAP public participation process. In addition to this on February 12, 2026 another public workshop was held in order to explain to the public and interested applicants the process for applying for the 2026-2027 Notice of Funding Opportunity (NOFO) for the County's CDBG Public Services activities.

On April 28, 2026, HED staff presented the AAP funding strategies to the PBC Board of County Commissioners (BCC) at a public workshop for discussion and final direction.

On June 16, 2026, HED staff held an in-person/virtual meeting to advise the public of the strategies used to distribute funding under the CDBG, HOME, and ESG Programs, present the draft AAP, and gather input as part of the citizen participation process. Participants were provided with the opportunity before, during, and after the meeting to provide input on the use of the funds during the upcoming fiscal year. Attendees were advised that comments could be submitted to HED-submit@pbc.gov or HEDComments@pbc.gov until June 30, 2026, one week prior to the date of the final BCC meeting on July 8, 2026. An AAP public comment period from 01 – 30 June 2026.

On July 7, 2026, the AAP will be presented to the BCC for approval at a public meeting.

All public meetings noted above were advertised in the Palm Beach Post Newspaper, posted on the HED website at <http://www.pbcgov.com/hed>, and blasted, via email to interested parties and municipalities.

As part of the citizen participation process, HED solicited public input from interested groups by making presentations and providing information to the following groups: The PBC Affordable Housing Collaborative (PBCAHC), the Housing and Homeless Alliance (HHA), the Housing Leadership Council (HLC), the Countywide Community Revitalization Team (CCRT), and the Special Needs Advisory Coalition (SNAC).

Summary of public comments

The following is a summary of meetings held by HED, Community Services Department, and the PBC BCC as it relates to the development and approval of the FY 2026-2027 AAP.

Palm Beach County Board of County Commissioners Workshop

Date: Tuesday, April 28, 2026
Time: 9:30 A.M.
Location: PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

Purpose of Meeting:

The purpose of this public meeting was to review the County's accomplishments under the ESG, CDBG, and HOME programs, discuss strategies for the FY 2026-2027 AAP and to receive direction from the PBC BCC on these strategies.

HED staff utilized a power point presentation to convey information to the BCC and the public about the AAP. The slides presented an overview of the HUD federal programs, the county's accomplishments under the previous year's ESG, HOME, and CDBG programs, as well as the recommended uses for the funds under the three programs.

Board Discussion:

Various topics were discussed at the workshop including the board's direction to advertise a competitive Request for Proposals (RFP) for upcoming FY 2027-2028 economic development activities, and the possibility of reducing future CDBG program administration allowance amounts.

Summary of Public Comments:

No comments were received during the meeting.

Board Direction:

After the discussion, the board directed staff to move forward with addressing the proposed needs and goals, and the proposed use of grant funds under the AAP as outlined in the staff presentation.

Annual Action Plan Public Meeting

Date: Tuesday, June 16, 2026
Time: 10:00 A.M.
Location: 100 Australian Avenue, 5th Floor Training Room, West Palm Beach, FL 33406 (in-person and via WebEx)

The purpose of the meeting is to present the FY 2026-2027 Draft AAP to the public, along with program funding recommendations, prior to approval by the PBC BCC.

Summary of Public Comments:

Public comments will be included after the meeting.

Palm Beach County Board of County Commissioners Public Hearing

Date: Tuesday July 7, 2026
Time: 9:30 A.M.
Location: PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

Purpose of the Meeting:

The purpose of the meeting is to present the FY 2026-2027 AAP to the PBC BCC for approval.

Summary of Public Comments:

Public comments will be included after the meeting.

Board Direction:

Approval of Draft AAP for Submission to HUD.

Any comments submitted will be included prior to completion of the final AAP.

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

All comments received from the public were accepted and incorporated into the AAP where applicable. This section will be updated after all meetings are completed.

Appendix C - Summary of Affordable Housing Assistance Programs - AP-05 Affordable Housing

Project-Federal	Activity Owner	Projected Funding	# Assisted
CHDO Set-Aside (HOME)	Affordable Owner – New Construction	\$438,584	2
Purchase Assistance	Affordable Owner - Acquisition	\$1,035,049	11
Community Project Funding (CPF)	Affordable Owner – New Construction	\$2,250,000	0
Owner Federal Total:		\$3,723,633	13
Project-State	Activity-Owner	Projected Funding	# Assisted
Purchase Assistance (SHIP)	Affordable Owner- Acquisition	\$3,450,000	35
Owner Occupied Housing Rehabilitation (SHIP)	Affordable Owner- Rehabilitation	\$1,501,473	16
Emergency Repair (SHIP)	Affordable Owner - Rehabilitation	\$1,500,000	20
Utility Connection (SHIP)	Affordable Owner - Rehabilitation	\$200,000	10
Foreclosure Prevention (SHIP)	Affordable Owner – Acquisition	\$625,000	31
Single Family New Construction (SHIP)	Affordable Owner – New Construction	\$2,000,000	20
Owner State Total:		\$9,276,473	132
Project-Local	Activity-Owner	Projected Funding	# Assisted
Housing Finance Authority (Bond Program – 1 st mortgages)	Affordable Owner – Acquisition	\$4,000,000	15
Housing Finance Authority (Revolving Loan Program)	Affordable Owner – New Construction	\$6,530,000	10
Housing Finance Authority (SF Special Program)	Affordable Owner – New Construction	\$1,430,000	22
Workforce Housing (WFH)	Affordable Owner – New Construction	\$3,853,798	82
Owner Local Total:		\$15,813,798	129
Overall Owner Total:		\$28,813,904	274
Project-Federal	Activity-Rental	Projected Funding	# Assisted
Adopt-A-Family (ESG)	Rapid Re-housing Homeless - Rental Assistance	\$184,939	60
Tenant Based Rental - TBRA (HOME)	Homeless Prevention – Rental Assistance	\$500,000	50

Rental Housing Development (HOME)	Affordable Rental – New Construction	\$1,486,076	42
American Rescue Plan Act (ARPA)	Affordable Rental – New Construction	\$7,858,001	0
Home-ARP (American Rescue Plan)	Affordable Rental – New Construction	\$2,648,897	20
Renter Federal Total:		\$12,677,913	172
Project-State	Activity-Rental	Projected Funding	# Assisted
Developer Rental Assistance Housing (SHIP)	Affordable Rental – New Construction/Rehabilitation	\$1,000,000	3
Renter State Total:		\$1,000,000	3
Project-Local	Activity-Rental	Projected Funding	# Assisted
Housing Finance Authority (Bond Program)	Affordable Rental – New Construction & Rehabilitation	\$191,900,000	1,114
Infrastructure Sales Tax (IST)	Affordable Rental – Rehabilitation	\$2,500,000	534
Housing Initiative Program (HIP)	Affordable Rental - New Construction	\$5,969,882	196
Impact Fee Affordable Housing Assistance Program (IFAHAP)	Affordable Rental – New Construction	\$139,276	0
Renter Local Total:		\$200,509,158	1,844
Overall Renter Total:		\$214,047,795	2,019

Appendix D – HOME Program Description

HOME Program Description

The HOME Program was created by the 1990 Cranston-Gonzalez National Affordable Housing Act in order to make funds available to participating jurisdiction (PJs) for the provision of decent, safe, affordable housing and expansion of the long-term supply of affordable housing. The HOME program encourages and promotes partnerships between public and private entities for the creation of affordable housing opportunities to low and very low-income households.

The County's FY 2026-2027 HOME allocation is \$2,192,925 Federal regulations governing the HOME Program allow for a maximum of 10% of HOME Program allocation to be spent on program administration and planning activities; at least 15% of the funds must be spent on CHDO administered activities; and 5% of the funds may be awarded to CHDOs to cover their administrative costs. The HOME Program regulations require each participating jurisdiction to provide, matching contribution, of not less than 25% of the funds drawn from its HOME Investment Trust Fund Treasury account for certain activities. During FY 2026-2027, the required match of \$465,997 will be provided from State Housing Initiatives Partnership (SHIP) Program funding. The specific amounts which Palm Beach County will set aside to fund eligible costs under the HOME Program are outlined below:

- *HED Program Administration and Planning*: \$219,292 representing not more than 10% of the total allocation;
- *Community Housing Development Organization (CHDO) Set-Aside Program*: \$328,938 representing 15% of the overall HOME Program allocation. Funding will be used for the development, acquisition and/or rehabilitation of existing single-family housing for lease or resale to eligible households;
- *CHDO Set-Aside Program Operating Expenses*: \$109,646 representing not more than 5% of the overall HOME Program allocation;
- *Tenant Based Rental Assistance*: \$500,000 in HOME Program funding will be allocated for homeless prevention/intervention and will be carried out by Palm Beach County's Community Services Department.
- *Housing Development (Rental and/or For Sale)*: \$1,035,049 in HOME Program funding awarded as loans or grants to developers to create affordable housing (rental or for sale units) for households with incomes no greater than 80% AMI.

The Table below shows that an estimated 63 households will benefit from affordable rental/homeownership housing units to be implemented under the HOME Program for FY 2026-2027.

Activity	Funding	# of Units /Households Assisted
Program Administration and Planning	\$219,292	n/a
CHDO Set-Aside Program	\$336,911	2 units
CHDO Set-Aside Program Operating Expenses	\$109,646	n/a

Tenant Based Rental Assistance	\$500,000	50 households
Housing Development (Rental and/or For Sale)	\$1,035,049	TBD
Total	\$2,192,935	

Matching Contributions

A minimum of 25% match contribution is required only for certain HOME activities. Based on the County's HOME allocation for FY 2026-2027, the match requirement totals \$465,997. Palm Beach County provides its match requirement from the SHIP program and from County resources.

Proposed HOME Projects

For FY 2026-2027, HED will undertake the following: Tenant Based Rental Assistance, Housing Development and CHDO Activities. The County will utilize one of the following processes to select the agency(s) to implement each of these programs: designation by Board of County Commissioners; competitive Request for Proposal (RFP); and application process. Solicitations for funding are made available via public notices in the newspaper, posting on HED website, and email distribution to interested parties.

HOME Priority Needs and Objectives

Programs to be supported with HOME funding are intended to address specific priority needs which are identified in the County's Five-Year Plan for FY 2025-2029. The table below lists HOME activities that will be implemented during the upcoming fiscal year and correlates these activities with the priorities identified in the Plan.

HOME Program	Activity Type	Priorities Addressed
CHDO Set-Aside Activities	Acquisition/rehabilitation of existing single-family housing for sale or lease to eligible beneficiaries.	Affordable Rental Housing; Affordable Homeownership: High
Tenant Based Rental Assistance (TBRA)	Funding allocated for homeless prevention/intervention; to be administered and overseen by PBC Community Services Department.	Homeless Prevention; Affordable Rental Housing: High
Housing Development	Funding is awarded as loans or grants to developers to create affordable housing (rental or for sale units) for households with incomes no greater than 80% AMI.	Affordable Homeownership; Affordable Rental Housing: High

Affirmative Marketing Policy and Procedure

To advance the County's efforts in achieving non-discrimination and equal opportunity in housing, and to fulfill the HOME requirements of outreach targeted at low and very-low-income persons, particularly residents of public housing and manufactured housing, the County has established policies and procedures to affirmatively market housing units produced under these programs. The objectives of these affirmative marketing policies and procedures are in accordance with 24 CFR 92.351 of the HOME regulations and Section 3 of the Housing Development Act of 1968, as amended (12 U.S.C. 1701 U), and is applicable to other Federal, State and local regulations.

In order to carry out policies and procedures of HED's Affirmative Marketing Program, all non-profits, for-profits, municipalities and individual owner/investor subrecipients of the aforementioned programs must comply with the following:

- The Equal Opportunity logo or slogan must be used by owners in advertising vacant units, and be present on solicitations for Owner Proposal Notices.
- Lenders, non-profit housing developers, and program subrecipients are requested to solicit applications from persons in the housing market area who are not likely to apply to housing without special outreach. Owners and agencies can satisfy this requirement by posting a notice of vacancies or housing opportunities in locations, including, but not limited to, the following:
 - Mobile home communities
 - Churches and other related organizations;
 - Community organizations;
 - Fair housing groups;
 - Housing counseling agencies;
 - Agencies for the disabled;
 - Employment centers;
 - Social media;
 - Local public housing authorities (PHAs) or other similar agencies.
- Program participants must also utilize, to the extent feasible, commercial media informing potentially eligible homebuyers in the market. The use of community, minority, and other special interest publications likely to be read by persons needing special outreach is recommended.
- All program participants are required to adequately inform and train their staff on the objectives of affirmative marketing and ensure that their staff takes every step to ensure compliance.
- Lenders, non-profit housing developers, and other program subrecipients will be required to keep records describing actions taken to affirmatively market units in the rehabilitation program. Palm Beach County HED will keep records of their efforts to affirmatively market units and will require rental owners to maintain records of such efforts. Investors/owners must also maintain copies of advertisements, minutes of meetings, income documentation, and census tract information, as applicable.
- Affirmative marketing records of the subrecipients/developers in the program will be

monitored periodically. These records will include, but not be limited to: copies of brochures, news clippings, press releases, sign-in logs from community meetings, and any written letters of inquiry to, or from, prospective clients. The participants will be informed of their responsibility to adhere to the said requirements.

Meetings will be held, as needed, with selected subrecipients to ensure the smooth implementation of these and other program requirements.

Minority Outreach Program

Regarding the procurement of supplies, equipment, construction, or services funded with HOME funds, the County requires that subrecipients/contractors make a positive effort to utilize the supplies and services of small business and minority/women-owned business enterprises, and to provide these sources with the maximum feasible opportunity to compete for contracts pursuant to this Agreement. To the greatest extent feasible these small business and minority/women-owned business enterprises shall be located in or owned by residents of the CDBG target areas as designated in the County's current Consolidated Plan.

This is required by Executive Order 11246, and in order to comply, Palm Beach County deliberately notifies the Offerors or Bidders of the "Equal Opportunity Clause" and the "Standard Federal Equal Employment Specification," and the goals and timetables for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area. The goals referenced are shown on the table below.

Timetable	Goal for Minority Participation in each Trade	Goals for Female Participation in each Trade
	22.4%	6.9%
Area Covered	Palm Beach County	All trades for the life of the project

These are required to be inserted into the bid documents and HED requires compliance to be documented on the contract award report. The goals are applicable to all the Contractor's construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographic area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and non-federally involved construction.

The Contractor's compliance with the Executive Order and the regulations in 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR-60-4.3(a), and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to

project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

The Contractor shall provide written notification to the Director of the Office of Federal Contract Compliance Programs within 10 working days of award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address and telephone number of the subcontractor; the employer identification number of the subcontractor; the estimated dollar amount of the subcontract; and the estimated subcontract start and completion dates.

Appendix E – CoC 2025 Annual Report, CoC Intake Standards, Rapid Rehousing Standards, ESG Standards



Palm Beach County
Board of County Commissioners



2025 Annual Report

PALM BEACH COUNTY CONTINUUM OF CARE HOMELESS AND HOUSING ALLIANCE



A MESSAGE FROM OUR PRESIDENT



In 2025, the Homeless and Housing Alliance (HHA) remained focused on strengthening and building upon proven strategies to break the cycle of homelessness in Palm Beach County. As Palm Beach County's Continuum of Care, HHA works to ensure that individuals and families experiencing homelessness can efficiently access coordinated, high-quality housing and supportive services that meet their needs. This year, our work has been grounded in a consistent emphasis on quality and accountability, as well as the strategic use of data and collaborative partnerships to maximize resources.

In 2025, these system-wide coordination efforts contributed to meaningful progress. Palm Beach County experienced an overall reduction in homelessness, including notable decreases among veterans, older adults, and individuals experiencing chronic homelessness. These outcomes reflect the impact of targeted housing interventions, strengthened supportive housing programs, and effective use of existing housing resources to move people more quickly from homelessness to stability.

At the same time, we recognize that housing affordability challenges continue to place individuals and families at risk. In response, HHA and its partners have prioritized flexible, data-informed interventions that address both long-term homelessness and those newly at risk, ensuring that resources are directed where they can have the greatest impact. For example, we have broadened the use of rental and short-term financial assistance to facilitate rapid returns to stable housing for those who have recently experienced financial hardship. For individuals with more complex needs, we have developed cross-sector forums that bring together the homeless services, medical, behavioral health, and emergency services systems to support care coordination, resource sharing, and continuous improvement.

Looking ahead, we remain committed to improving system performance, sustaining collaboration, and expanding access to supportive and affordable housing. Together, we are making meaningful strides toward ending homelessness in our community.

Cristina Lucier
President, Homeless and Housing Alliance

2024-2025 HHA GOVERNANCE BOARD

Karen Abbott,
Veterans Administration

Aleshia Coleman,
School District of Palm
Beach County

Joey Nieves,
The Lord's Place

Ezra Krieg,
Community Activist

Cristina Lucier,
The Lord's Place

James Mackey,
Palm Beach Sheriff's
Office

Josh Maddock,
Faith Hope Love Charity -
Stand Down

Jo Miller,
PBC Housing and Economic
Development

Lyndsey Hodil,
Adopt-A-Family

Gibbie Nauman,
CROS Ministries

Alexandria Severino,
City of West Palm
Beach

Melanie Chen,
The Lord's Place

Kerri-Ann Brown,
Gulfstream Goodwill

Howard Rogers,
The Lord's Place

Wendell Jackson,
Integrated Healthcare
Systems

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EXECUTIVE SUMMARY

The Palm Beach County Continuum of Care (CoC), designated by the U.S. Department of Housing and Urban Development (HUD) as FL-605 and locally known as the Homeless and Housing Alliance (HHA), coordinates a countywide response to homelessness focused on making homelessness rare, brief, and nonrecurring. Through strong partnerships, data-driven decision-making, and a shared commitment to housing stability, the CoC aligns resources across housing, services, and healthcare to meet the needs of individuals and families experiencing homelessness. Collectively, the CoC supports a network of housing and service providers working across the full spectrum of homelessness response, from prevention to permanent housing.

Over the past year, the CoC strengthened system coordination and expanded access to housing and services. Key efforts included continued improvements to the Coordinated Entry System, expanded outreach and engagement, and targeted housing interventions for populations with specific needs. The CoC also advanced cross-sector collaboration through medical respite care, syndemic approaches to housing and health, and strategic landlord engagement to increase housing availability.

These investments produced meaningful and measurable outcomes. The 2025 Point-in-Time (PIT) Count identified just over 1,500 individuals experiencing homelessness in Palm Beach County—a **28.5 percent decrease from the prior year and the first countywide decline following three consecutive years of growth**. Targeted housing strategies contributed to a 10 percent reduction in Veteran homelessness, a 21 percent reduction among older adults, and a 30 percent reduction in chronic homelessness by prioritizing housing placement for individuals with the highest needs.

At the same time, the CoC continued to leverage key housing infrastructure investments, including the 74-bed Housing Resource Center and the Cottage Homes, which play a critical role in stabilizing individuals and connecting them to permanent housing. Together, these resources strengthened the community's capacity to respond to both acute and long-term housing needs and contributed to a strong return on investment for taxpayers by reducing costly emergency room visits, jail stays, and crisis response utilization.

Looking ahead, the Palm Beach County CoC remains focused on continuous improvement and system performance. Through ongoing training, enhanced data integration, and innovative housing and service models, the CoC will continue to strengthen a responsive and effective homeless response system that meets the diverse needs of Palm Beach County residents.

Data-Driven Progress, Community-Powered Impact

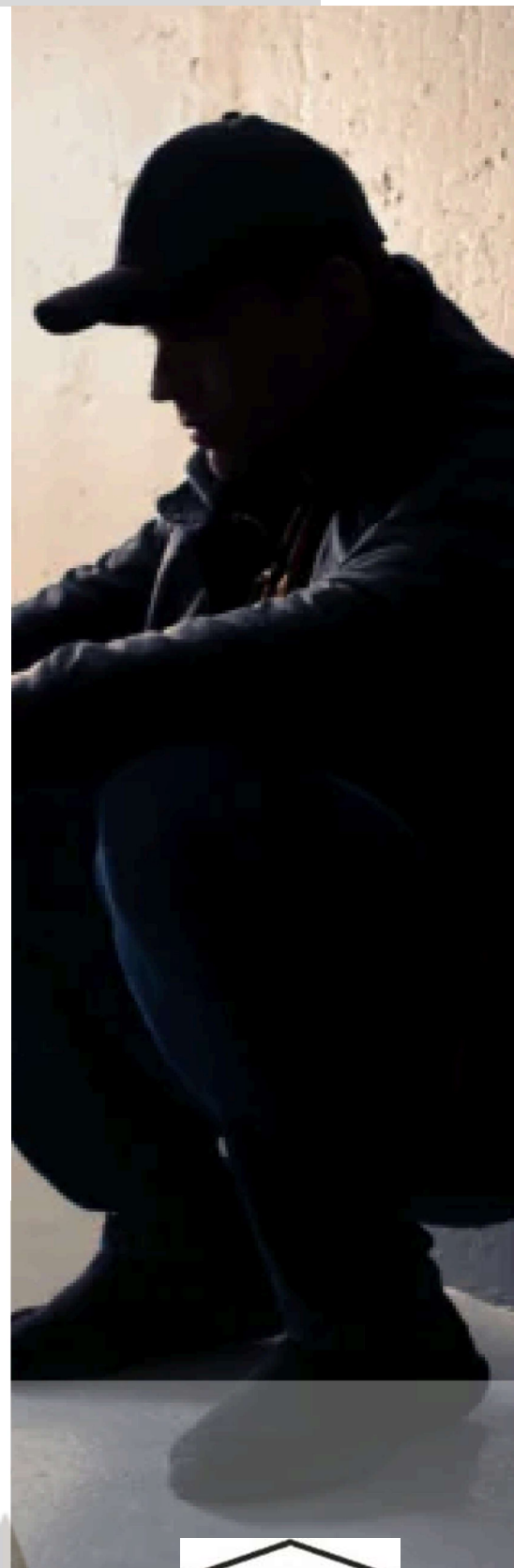
CONTINUUM OF CARE OVERVIEW

The Palm Beach County Continuum of Care (CoC), known locally as the **Homeless and Housing Alliance (HHA)**, serves as the community-wide framework for planning, coordinating, and evaluating the county's homeless response system. Established in 2006, the HHA aligns housing, services, data, and partnerships in support of Palm Beach County's Community Plan to Break the Cycle of Homelessness, *Leading the Way Home*.

The CoC encompasses a full continuum of services designed to address homelessness at every stage, including prevention, outreach and assessment, emergency shelter, transitional housing, supportive services, permanent housing, and permanent supportive housing. Its membership reflects broad community representation, bringing together local government, nonprofit service providers, healthcare and behavioral health systems, housing and funding partners, law enforcement, veterans' services, faith-based organizations, education, business leaders, individuals with lived experience, and concerned community members. The Palm Beach County Division of Human Services and Community Action (HSCA) serves as the CoC's lead entity, providing administrative coordination and system leadership.

Central to the CoC's operations is the **Homeless Management Information System (HMIS)**, which collects and analyzes data on services provided to individuals and families experiencing homelessness. HMIS supports coordinated entry, reduces duplication across agencies, and captures information on unmet needs, enabling the CoC to assess system performance and identify service gaps.

Through the integration of HMIS, a centralized **Coordinated Entry System**, and strong cross-sector collaboration, the Palm Beach County CoC ensures that individuals and families experiencing homelessness are identified, assessed, and connected to appropriate housing and supportive resources as efficiently and effectively as possible. This coordinated infrastructure forms the foundation of a sustainable and accountable homeless response system.



WHY THE CONTINUUM OF CARE MATTERS

Homelessness is a complex challenge shaped by housing affordability, income instability, health conditions, and gaps in access to services and supports. No single agency or program can address these issues alone. The CoC provides the structure that allows Palm Beach County to respond collectively—ensuring that individuals and families experiencing homelessness are identified quickly, assessed, and connected to the most appropriate housing and support services.

Through the CoC, Palm Beach County:

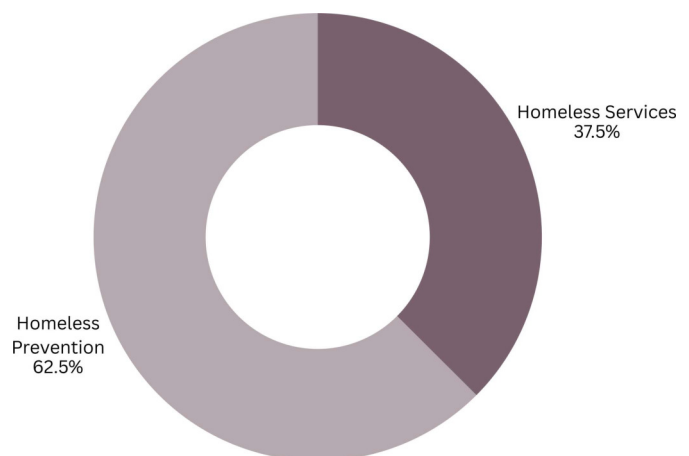
- Coordinates housing and service programs to reduce duplication and gaps in care
- Establishes a Coordinated Entry System to prioritize access based on need
- Collects and analyzes data to track outcomes and inform policy and funding decisions
- Aligns community partners around evidence-based practices and system-wide goals
- Leverages federal HUD funding alongside local and philanthropic resources

Coordinated Entry as the System Front Door

The Coordinated Entry System (CES) serves as the front door to Palm Beach County's homeless response network. CES provides a centralized process for individuals and families seeking housing stability and related services, ensuring that access to housing resources is guided by need, vulnerability, and system priorities rather than by where or how someone seeks help.

Through the integration of a dedicated Call Center and close collaboration with CoC community partners, CES ensures that residents facing homelessness are promptly identified, assessed, and connected to appropriate housing and support resources. Outreach teams, shelter providers, housing programs, and behavioral health partners work together under the CoC framework to streamline access, reduce barriers, and advance a person-centered approach across the county.

Call Center Total Duplicated Calls in FY 2025: 92,651



**To reach the Call Center
dial 833-HHA-WILL**

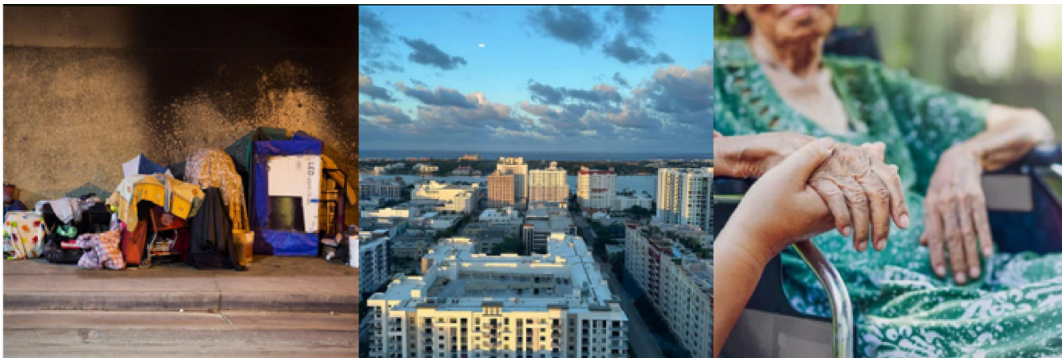
COC HIGHLIGHTS

Throughout the year, the Palm Beach County Continuum of Care strengthened its coordinated response through expanded outreach, targeted housing programs, and strategic partnerships. Outreach Teams engaged thousands of individuals and families, while initiatives such as Parks to Work and the Bridge Program provided structured pathways to housing stability and self-sufficiency.

A key system achievement has been the establishment of monthly **interdisciplinary case conferencing meetings**, convening CoC partner agencies in collaboration with the Healthcare District of Palm Beach County. These highly collaborative sessions focus on identifying solutions for the most complex and vulnerable cases, effectively bridging the homeless response system with healthcare providers and enhancing both housing and health outcomes.

The CoC continued to advance integrated care through **medical respite services** and a syndemic approach that addresses the intersection of homelessness, behavioral health conditions, substance use disorders, and chronic health challenges. Complementary investments in landlord engagement, professional development, and technology-enabled resource coordination further strengthened system capacity and responsiveness.

Collectively, these efforts demonstrate the pivotal role of the Palm Beach County Continuum of Care in delivering a comprehensive, data-informed, and collaborative response to homelessness, with housing serving as the foundation for stability and well-being.



Housing is the foundation for stability and well-being in Palm Beach County's homeless response system.

SYSTEM PERFORMANCE & OUTCOMES

During the past year, the Palm Beach County Continuum of Care strengthened system performance through coordinated strategies that emphasize access and housing outcomes. Across the homeless response system, partners worked collaboratively to reduce barriers to entry, improve service navigation, and expand housing opportunities for individuals and families experiencing homelessness.

A central focus of system performance was the continued refinement of **Coordinated Entry** as the foundation of a unified response. Through the Call Center, outreach teams, shelters, housing providers, and behavioral health partners, residents were connected to services through a centralized, person-centered process. During the year, **1,458 referrals** from community partners were made to the Lewis Center shelter, where providers delivered **4,742 health service treatments**, strengthening access to coordinated care and stabilization supports.

Outreach and engagement efforts expanded significantly over the year. The homeless outreach teams throughout Palm Beach County engaged 3,265 duplicated individuals and families (2,699 unduplicated), an increase over the prior year. These efforts played a critical role in identifying unsheltered residents, conducting assessments, and linking individuals to shelter, housing, and supportive services.

The system also advanced innovative pathways to stability. Programs such as **Parks to Work** and the Community Services Department's **Bridge Program** provided targeted supports to individuals and families at varying levels of need, including providing services for low-acuity and no-acuity households. **Medical respite services**, delivered in partnership with healthcare providers, strengthened coordination between hospitals and the homeless response system while supporting recovery and reducing avoidable hospital readmissions.

Capacity building remained a priority throughout the year. The **CoC Training Calendar** offered a robust series of professional development opportunities focused on best practices, emerging trends, and cross-sector collaboration. In parallel, housing supply efforts through the **SMART Landlord Program** expanded access to private-market units, adding 133 new landlords and surpassing 1,000 active participating property owners countywide.

Together, these system-level investments reflect a coordinated approach to improving performance, strengthening partnerships, and advancing the CoC's shared goal of housing stability for Palm Beach County residents.

System investments in coordinated entry, outreach, housing pathways, and capacity building strengthened performance and improved housing outcomes across Palm Beach County.

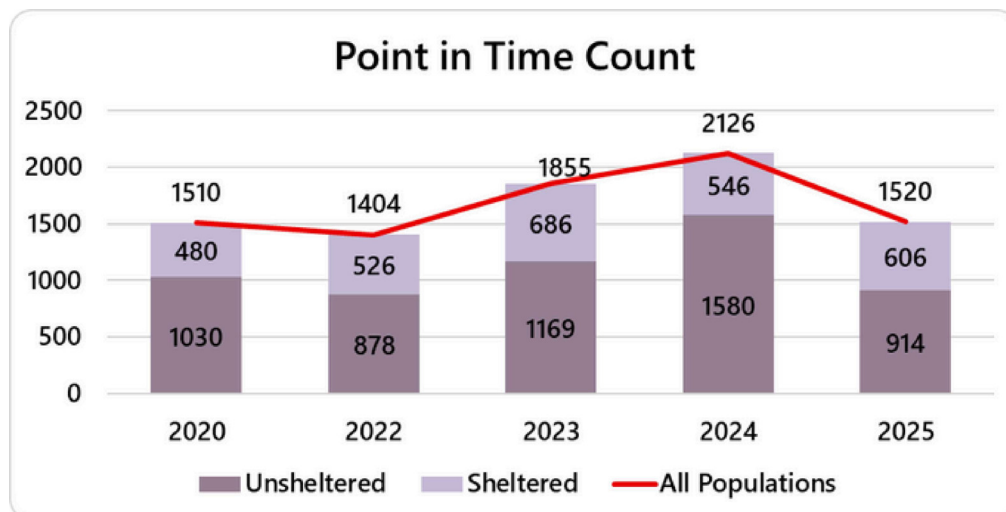
POINT IN TIME COUNT 2025

2025 Point-in-Time (PIT) Count

The 2025 Point-in-Time (PIT) Count provides a critical snapshot of homelessness in Palm Beach County and serves as a key data source for system planning, performance monitoring, and resource allocation. Conducted over a 24-hour period in January 2025, with the help of over 30 partner agencies and 260 volunteers, the PIT Count identified 1,520 individuals experiencing homelessness countywide.

This represents a 29 percent decrease from the 2,126 individuals identified during the 2024 PIT Count, signaling meaningful progress across the homeless response system. Of those counted in 2025, 606 individuals were sheltered in emergency shelter or transitional housing, while 914 individuals were unsheltered.

While the PIT Count reflects a single point in time, the results underscore the impact of expanded outreach, coordinated entry, housing navigation, and prevention strategies. At the same time, the number of unsheltered individuals highlights ongoing challenges related to housing affordability, system capacity, and the need for continued investment in outreach, shelter, and permanent housing solutions.



1,520 Homeless individuals on any given night in Palm Beach County.

The PIT Count is one of several tools the CoC uses to understand homelessness. While it captures a single night, system performance is measured year-round through outreach, housing placements, and service engagement.

**To reach the Call Center dial
833-HHA-WILL**



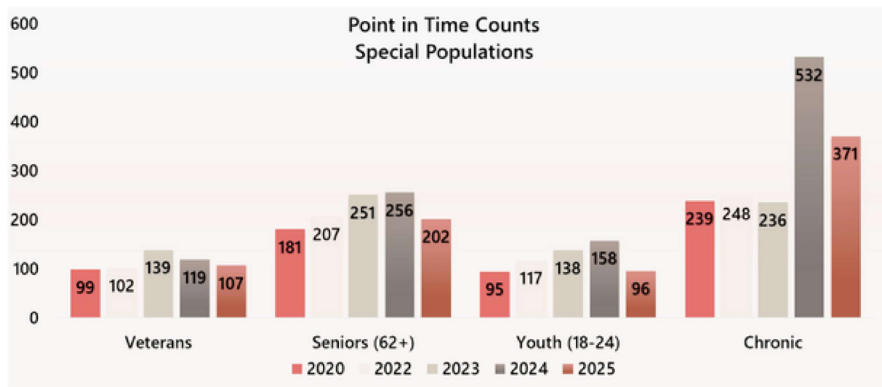
For information and assistance visit
TheHomelessPlan.org



POINT IN TIME COUNT 2025

2020 -2025 PIT Special Populations

The bar graph below shows how many individuals and families experiencing homelessness are represented by special population categories (Veterans, Seniors, Youth, Chronic) within the last five PIT Counts.



9.2%

Increase in
Family
Homelessness

10%

Decrease in
Veteran
Homelessness

30%

Decrease in
Chronic
Homelessness

21%

Decrease in
Senior
Homelessness

39.2%

Decrease in
Youth
Homelessness

HUD 2024 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

The Housing Inventory Count (HIC) provides a point-in-time snapshot of housing resources available to people experiencing homelessness within the Palm Beach County Continuum of Care (CoC). Reported annually to the U.S. Department of Housing and Urban Development (HUD), the HIC documents the number and types of beds and units dedicated to serving individuals, families, veterans, youth, and other priority populations.

The HIC reflects the full range of housing interventions, including emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing. Together, these programs address both immediate safety needs and long-term housing stability, particularly for individuals and families with higher service needs.

While the HIC measures system capacity rather than utilization, it plays a critical role in assessing gaps, informing planning and funding decisions, and tracking progress toward expanding access to stable, permanent housing across Palm Beach County.

CoC Number: FL-605

CoC Name: West Palm Beach/Palm Beach County CoC

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ¹	Veteran Beds ¹	Youth Beds ¹
Emergency, Safe Haven and Transitional Housing	91	170	497	0	667	0	0	n/a	36	63
Emergency Shelter	76	150	361	0	511	0	0	n/a	20	20
Transitional Housing	15	20	136	0	156	n/a	n/a	n/a	16	43
Permanent Housing	788	1,135	619	0	1,754	n/a	n/a	n/a	747	145
Permanent Supportive Housing*	690	832	221	0	1,053	n/a	n/a	406	623	40
Rapid Re-Housing	76	232	350	0	582	n/a	n/a	n/a	124	105
Other Permanent Housing**	22	71	48	0	119	n/a	n/a	n/a	0	0
Grand Total	879	1,305	1,116	0	2,421	0	0	406	783	208

COMMUNITY IMPACT AT A GLANCE

Increased Funding



Increased Capacity

Enhanced Coordination

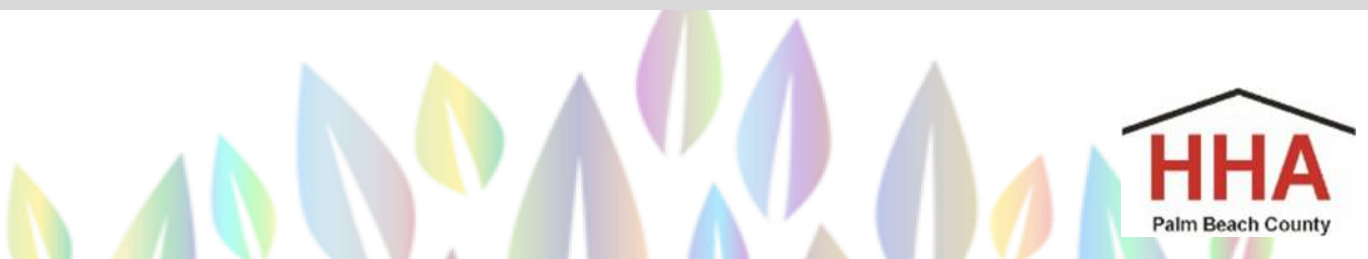


**Robust Homeless
Prevention Initiatives**

**Continued Advocacy for Additional
Homeless Resources**



Reduced Public System Costs



PROGRAM HIGHLIGHTS

Outreach & Engagement

3,265 total engagements
(2,699 unduplicated individuals)

Access & Navigation

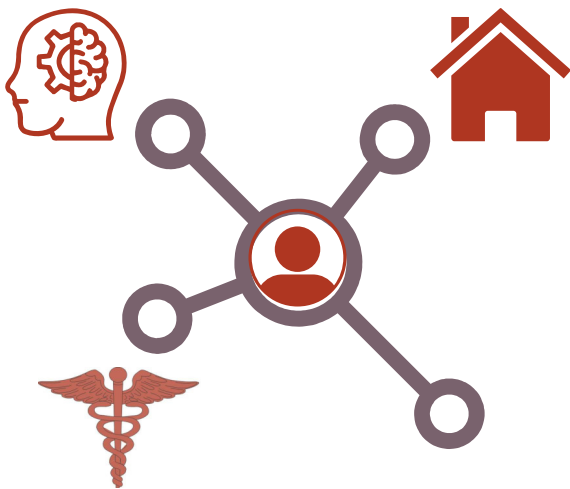
92,651 calls answered
1,458 referrals from community partners

Housing Pathways

Targeted initiatives: Parks to Work, Bridge Program
SMART Landlord: **133 new** landlords (1,012 active total)

Integrated Health Supports

4,742 health service treatments at Lewis Center
Multidisciplinary case conferencing



Syndemic Approach to Care

Through collaboration across the Continuum of Care, partners apply a syndemic approach that integrates housing, healthcare, and behavioral health supports for individuals with complex needs. Multidisciplinary case conferencing strengthens coordination for the most vulnerable clients. Through strategic partnerships and resource alignment, the CoC maximizes available dollars and services to reduce duplication, strengthen outcomes, and improve long-term stability.

The SMART Landlord Program

The SMART Landlord Program expanded affordable housing opportunities by engaging local property owners to support individuals and families experiencing homelessness. During the fiscal year, the program added 133 new landlords, bringing participation to **1,012 active landlords**, and increased community engagement through five major housing and outreach events across Palm Beach County.

To learn more or to connect with the SMART Landlord program, scan the QR code.

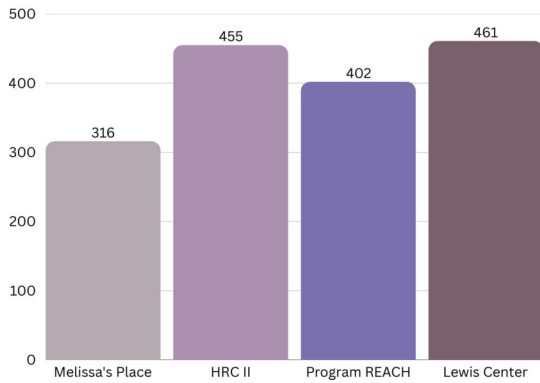


DATA & COMMUNITY IMPACT

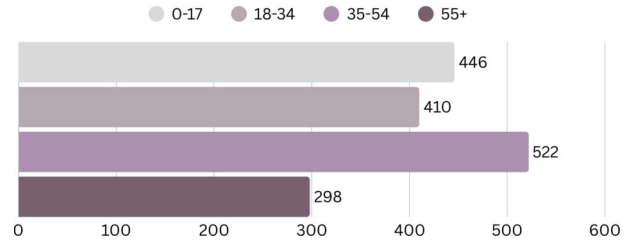
2024-2025 Demographics

Fiscal year 2025 (October 1, 2024- September 30, 2025)

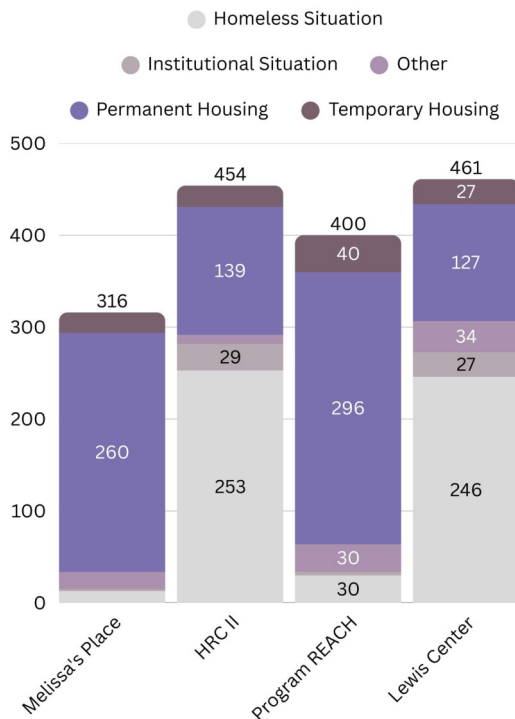
Palm Beach County Shelter Beds Persons Served



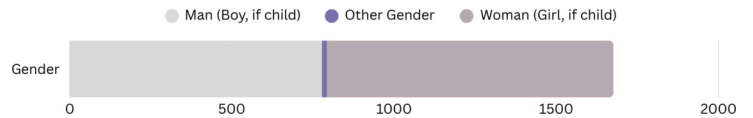
Age of Participants in Shelter Programs



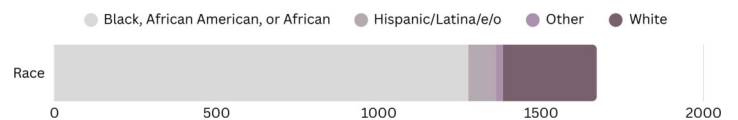
Exit Destinations



Gender



Race



During the fiscal year, **a total of 1,676 individuals** received shelter services. Households served through shelter programs primarily included adults between the ages of 35 to 54, with slightly smaller proportions of adolescents and older adults. The average length of stay across all shelters was 57 days.

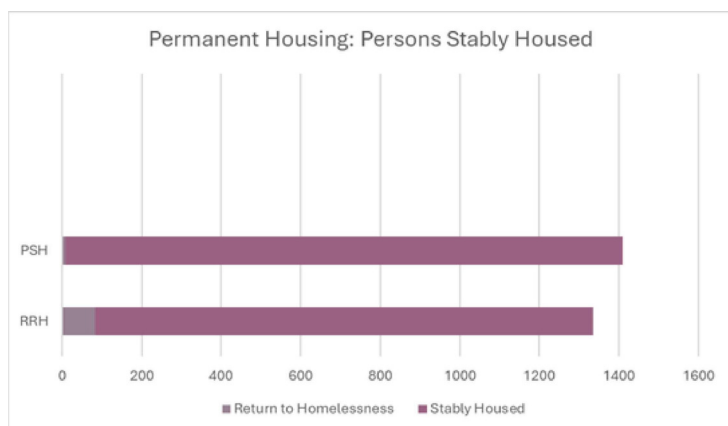
The majority of program exits resulted in placement into stable housing, with comparatively fewer exits to temporary arrangements or destinations with unknown housing status.



DATA & COMMUNITY IMPACT

2024-2025 Permanent Housing

Fiscal year 2025 (October 1, 2024- September 30, 2025)



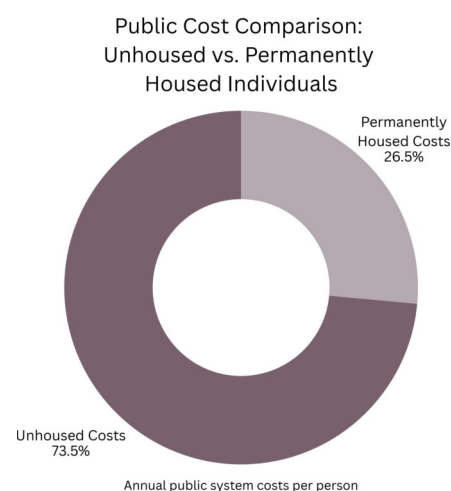
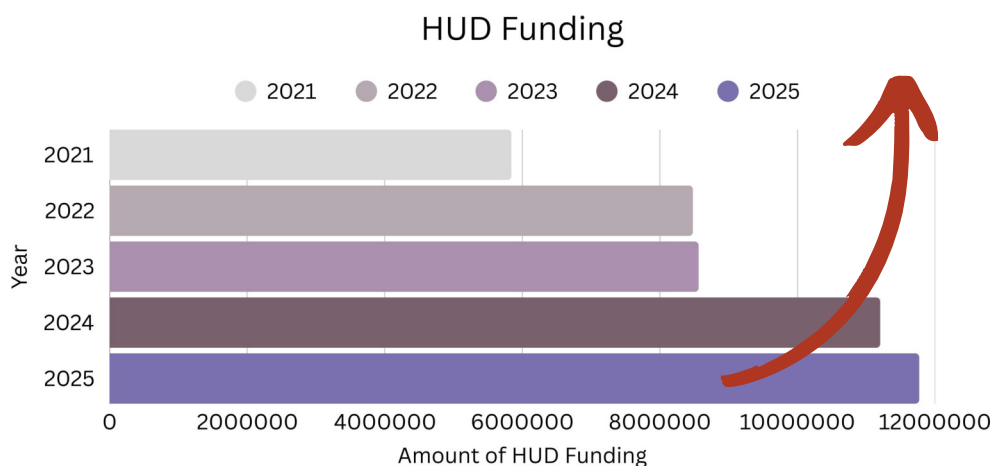
Permanent Housing Outcomes

Permanent housing programs continue to play a critical role in supporting long-term housing stability across the Continuum of Care. During the reporting period, 2,122 individuals received Rapid Re-Housing assistance, helping households quickly exit homelessness and stabilize in permanent housing. In addition, 1,409 individuals and families with disabilities were served through Permanent Supportive Housing (PSH).

These programs demonstrated strong housing retention outcomes, with 99.4 percent of individuals in PSH remaining housed and fewer than 1 percent returning to homelessness,¹ underscoring the effectiveness of targeted, supportive housing interventions.

2024-2025 Funding and Return on Investment

Fiscal year 2025 (October 1, 2024- September 30, 2025)



Providing permanent housing significantly reduces reliance on costly public systems—such as emergency room visits and incarceration—**cutting taxpayer costs by nearly 50%** and yielding \$1.44 in savings for every \$1 invested (National Low Income Housing Coalition; National Alliance to End Homelessness).^{2; 3}

¹ Returns to homelessness are calculated measuring recidivism occurring between 13 and 24 months after program exit.

² <https://nlihc.org/sites/default/files/Housing-First-Key-Facts.pdf>

³ <https://endhomelessness.org/wp-content/uploads/2024/10/Cost-Savings-from-PSH.pdf>

WHAT'S HAPPENING IN OUR COMMUNITY...



During the year, **The Lord's Place** expanded permanent supportive housing through the launch of **Operation Home Ready V**, adding 25 new scattered-site units and serving more than 80 individuals experiencing chronic homelessness. Infrastructure upgrades at Mann Place and Alexander Place enhanced safety, functionality, and long-term housing stability.

Through a HUD-funded contract, **Integrated Healthcare Systems** housed 12 residents at its new **Dignity Village** campus, providing fully furnished apartments, coordinated healthcare, and supportive services. In addition, two peer specialists earned Community Health Worker certification, strengthening IHCS's integrated, person-centered approach to supporting individuals experiencing chronic homelessness.



Speak Up For Kids partnered with the Homeless and Housing Alliance, Palm Beach County Community Services, and local shelters to support families moving into Prosperity Village and children in shelters during the holiday season. These collaborative efforts provided furnishings and gifts, reinforcing dignity, stability, and a sense of belonging for families in transition.

Adopt-A-Family operates 112 housing units across five programs, supporting families from permanent supportive to affordable housing. During the year, adults advanced employment and training outcomes, while the new **Gen2 Education Partnership** strengthened educational supports for 185 children. The Housing Stabilization Program assisted 177 families, with **94% remaining housed** one year later.



LOOKING AHEAD: PRIORITIES FOR THE COMING YEAR

As Palm Beach County continues to make progress, the Continuum of Care recognizes that homelessness remains a complex and evolving challenge. Building on system performance data, community feedback, and lessons learned, the CoC is focused on strategic priorities that strengthen the system's ability to respond effectively, equitably, and sustainably.

Updating the Community Plan to Break the Cycle of Homelessness

In 2026, the CoC will actively engage community partners, individuals with lived experience, elected officials, and regional leaders in updating Palm Beach County's Community Plan to Break the Cycle of Homelessness. This effort will provide an opportunity to reflect on progress, reassess goals, and align strategies with current housing market conditions, demographic trends, and emerging community needs.

The updated plan will emphasize cross-sector collaboration, measurable outcomes, and alignment with federal, state, and local priorities. Community engagement will be central to this process, ensuring that both data-driven insights and lived experience inform the county's path forward.

Advocacy, Policy, and Systems Change

The CoC will continue to advance advocacy and policy priorities that support housing affordability, homelessness prevention, and system capacity. Key focus areas include expanding the supply of deeply affordable housing, strengthening prevention and diversion strategies, improving access to behavioral health and substance use services, and addressing structural barriers that contribute to homelessness.

These efforts build on advocacy positions outlined in prior annual reports and reflect a commitment to systemic change alongside direct service delivery. Scan the QR code to read Palm Beach County's 2025 Legislative Session Final Report.



Addressing Challenges

Despite progress, persistent challenges remain—including limited housing availability, workforce capacity constraints, and continued unsheltered homelessness. In the coming year, the CoC will focus on solutions that balance immediate system needs with long-term investments in housing and support infrastructure.

Through continued partnership, innovation, and alignment of resources, the Palm Beach County Continuum of Care remains committed to advancing a coordinated, equitable, and effective response to homelessness—one that builds on momentum while addressing the realities facing residents and service providers alike.

HOMELESS AND HOUSING ALLIANCE

Thank you to our partner agenices.

Adopt-A-Family
A Heart of Gold Supportive Living
Area Agency on Aging of Palm Beach/
Treasure Coast
Aid to Victims of Domestic Abuse
(AVDA)
Boynton Beach Faith Based Community
Development Corp.
Career Source of Palm Beach County
Careville Housing Solutions, Inc.
Carrfour Supportive Housing
Catholic Charities of Palm Beach, Inc.
Center for Child Counseling
Changing Lives of Boca Raton, Inc.
Children's Home Society of Florida
CILO
City of Palm Beach Gardens
City of West Palm Beach
Community Partners of South Florida
CROS Ministries
Delray Beach Housing Authority
Delray Beach Police Department
El Sol
Extraordinary Kids Foundation, Inc.
Faith, Love, Hope Charity, Inc.
Families First of Palm Beach County
Family Promise of SE Florida
Feeding Hope Village, Inc.
Florida Rural Legal Services
Gulfstream Goodwill Industries
Habilitations Center for the
Handicapped, Inc.
Hanley Foundation
Health Council of Southeast Florida
Heart, Health and Healing Ministries,
Inc.
Henderson Behavioral Health
Holy Ground of Palm Beach County
Integrated Health Care Systems Riviera,
Inc.
Interfaith Committee for Social
Services
Jewish Federation of Palm Beach
County

Lake Okeechobee Rural Health Network
Legal Aid Society
McCurdy Senior Housing Corporation
Morse Life Health Systems, Palm Beach
PACE
Mental Health America of the Palm Beaches
NAMI
Palm Beach County Food Bank
Palm Beach County Housing and Economic
Development
Palm Beach County Medical Society
Services
People of Purpose
Palm Beach County Parks and Recreation
Palm Beach County Sheriff's Office
Rebel Recovery, Florida
Ruth and Norman Rales Jewish Family
Services
Safe Haven ILF, LLC
Southeast Florida Behavioral Health
Network
Speak Up For Kids of Palm Beach County,
Inc.
St. Ann Place Outreach Center
St. Mark's Church
The ARC of Palm Beach County
The Glades Initiative
The Homeless Coalition of PBC
The Lord's Place
The Recovery Community HUB of PBC
The Salvation Army
The School District of Palm Beach County
The Victory Program, Inc.
Town of Haverhill
Trinity Counseling Center of Florida, Inc.
True Mission Church
United Way of Palm Beach County
Urban League of Palm Beach County
Vet's Place, Inc.
Vita Nova
We Second Chance LLC
West Palm Beach VA Healthcare Systems
Women's Health and Education Network of
PBC
YWCA

**To join the HHA, please contact Gloria Rodriguez at
(561) 355-4642 or via email at GRodrigu@pbc.gov.**





To learn more about the Community Plan to Break the Cycle of Homelessness in Palm Beach County, *Leading the Way Home*, visit **TheHomelessPlan.org** or scan the QR code.



Need Help or Know Someone Who Does?

Experiencing Homelessness? Call 833-HHA-WILL

Experiencing Instability? Call 833-CSD-WILL



Palm Beach County
Board of County Commissioners



**Palm Beach County
COMMUNITY
SERVICES**

Helping People Build Better Communities



**Palm Beach County Continuum of Care
Written Standards of Operating Policies & Procedures
For
Coordinated Intake & Assessment**



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INTRODUCTION

National research has highlighted Coordinated Intake & Assessment as a key factor in the success of ending homelessness. Coordinated Intake & Assessment can enhance the quality of client screening and assessment and better target program assistance where it can be most effective. As a result, the system for preventing and ending homelessness is less fragmented and scarce resources are used more efficiently.

What is Coordinated Intake & Assessment?

Coordinated Intake & Assessment for Palm Beach County CoC is a centralized access point through the Homeless Resource Center (HRC), outreach, and telephone based centralized intake model. Initial screening can be conducted for all populations at one of the outreach locations or through a Navigator over the phone. Coordinated Intake & Assessment includes the following core components:

- Information so that people will know where or how to access intake for homeless prevention or housing services;
- A screening and assessment process and tools to gather and verify information about the person and his/her housing and service needs and program eligibility and priority;
- Information about programs and agencies that can provide needed housing or services;
- A process and tools for referral of the person to an appropriate program(s) or agencies; and assistance in making program admissions decisions.

While most housing and services are made available through other agencies, a variety of services may be provided on site at the “HRC” or by a “Navigator”. These services typically meet basic client needs and may include diversion services, showers, laundry, assessment, referral, shelter, bus pass and/or access to mainstream resources.

KEY TERMS

A number of key terms are subject to varying interpretations and thus should be defined for purposes of this document. They are as follows:

- **Acuity List** – A list that represents the prioritization of persons who are in need of homeless services or housing interventions, in rank order based on highest level of need to lowest.
- **Admission** – Process to admit a client into a program.
- **Assessment** – A process that reveals the past and current details of an individual's/household's strength, and needs, in order to match the client to appropriate services and housing. For the purpose of this document, assessment will refer to a process (whether at primary screening and intake or at entry to a housing program) that reveals a client's eligibility, needs, barriers and strengths.
- **By-Name List** – A list that represents the persons or households who are in need of permanent housing.
- **Central Point of Access** – For the purpose of this document, Central Point of Access is the Homeless Resource Center where individuals or families can go to for intake and assessment of homeless and housing services for which they may qualify.
- **Chronic Homelessness** – A chronically homeless individual is someone who has experienced homelessness for one continuous year or longer, or who has experienced at least four episodes of homelessness in the last three years that add up to 12 months or more and has a disability. A family with an adult member who meets this description would also be considered chronically homeless.
- **Coordinated Assessment** – Relates to the utilization of the same assessment tool across multiple systems to connect clients to services as a means for a coordinated entry system. For the purpose of this document, that tool is the SPDAT (Service Prioritization Decision Assistance Tool) based on population, Individual, Family, or Transition Age Youth.
- **Coordinated Intake Provider Network** – is a consortium of partners that includes homeless service providers, advocacy groups, government agencies, and homeless individuals who are working together to address the housing and support needs of the homeless in Palm Beach County.
- **Coordinated Systems** – Within our community, coordinated systems is defined as interconnected network of systems that services homeless and at risk households, and consists of coordinated intake and assessment, diversion, prevention, rapid re-housing, transitional housing, permanent supportive housing and other tailored programs and services, and linkages to mainstream resources.

- **Diversion**- An approach that supports individuals and families by assisting them in identifying immediate alternative housing arrangements and, if necessary, connecting them with financial and other services to help them return to permanent housing.
- **Document Ready** – This term indicates that an individual’s status has been documented through verification of homelessness and/or chronic homelessness through HMIS data, letters from outreach providers or shelters, confirmation documents provided by hospitals or treatment programs, or self-certification up to 30 days and/or verification of disability through SHP form, disability income, or psychiatric and/or medical diagnosis.
- **Fiscal Agent** – For the purpose of this document, the entity that coordinates funding and provides oversight to the coordinated intake and assessment system.
- **FUSE** – Palm Beach County FUSE (Frequent User System Engagement): A multiple systems approach to housing unsheltered community members who have high rates of criminal justice contacts, homeless service utilization, and admission to detox and crisis stabilization services. This small subpopulation consists of the top utilizers of services that result in high public costs.
- **HEARTH ACT** – The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) act of 2009 that includes Emergency Solutions Grant (ESG) and Continuum of Care (CoC) grants.
- **HMIS** – Homeless Management Information System is a centralized database designated to create an unduplicated accounting of homelessness that includes housing and services.
- **Homeless** – HUD definition as of January 2012; is an individual or family who lacks a fixed regular, and adequate nighttime residence, which includes a primary nighttime residence of: a place not designed for or ordinarily used as a regular sleeping accommodation (including car, park, abandoned building, bus/train station, airport or camping grounds); a publicly or privately operated shelter or transitional housing, including a hotel or motel paid for by government or charitable organizations. In addition a person is considered homeless if he or she is being discharged from an institution where he or she has been a resident for 90 days or less and the person resided in shelter (but not transitional housing) or place not meant for human habitation immediately prior to entering the institution.
- **Homeless Resource Center** – The agency identified as the primary administrator of coordinated intake and assessment. For the purpose of this document, that is the Philip D. Lewis Center and the partners administering the coordinated assessment process; Gulfstream Goodwill Industries, Adopt-A-Family and all Homeless Outreach Teams.
- **Housing First** – Evidence-Based programming for housing homeless individuals and families according to the provisions of a standard lease without requiring services other than case management in order to attain and retain housing.

- **Housing Ready** – A case management/housing approach that places homeless households into permanent housing only when determined the household was ready. Until that time, households are placed into long-term shelter or transitional housing programs. The approach is being replaced by the Evidence Based Practice of Housing First and “rapid re-housing.”
- **Housing Stability (formerly Prevention)** – Assistance that can aid households in preserving their current housing situation by providing assistance to households that otherwise would become homeless.
- **HUD** – The Department of Housing and Urban Development; the United States federal department that administers federal program dealing with homelessness. HUD oversees HEARTH-funded programs.
- **Information** – Specific facts about a program, such as its location, services provided, eligibility requirements, hours of operation, and contact information
- **Intake** – the general process between the client's initial point of contact and screening for eligibility. This step involves primary assessment of needs, strengths and resources to refer households into appropriate services
- **Linkage or Access to Mainstream Resources** – An approach to help people stabilize their housing for the long term by linking them to resources for which they are eligible within their community.
- **Navigation** – The process of assessing eligibility in order to connect or refer individuals for services.
- **Navigator** – An intake worker whose responsibility is to provide coordinated intake and assessment for individuals or families seeking housing services.
- **Outcome** – The specific result of what was provided from a specific activity or service; in relation to HUD/HEARTH, a specific result as detailed by HUD/HEARTH funding requirements.
- **Outreach** – An outreach worker whose responsibility it is to identify individuals and families who are sleeping in places not meant for human habitation and engage with these individuals with the goal of connecting them to housing resources through coordinated intake and assessment.
- **Prioritization** – The process of using service-specific evaluation criteria to determine which individuals are most urgently in need of homeless services or housing interventions.
- **Progressive Engagement** – refers to a strategy of providing a small amount of assistance to everybody who enters your homelessness system, then waiting to see if that works. If it does not, you provide more assistance and wait to see if that works. If not, you apply even more, until eventually; you provide your most intensive interventions to the few people who are left.

- **Rapid Re-housing** – An approach that focuses on moving homeless individuals and families into appropriate housing as quickly as possible by providing the type, amount and duration of housing assistance needed to stabilize the household. Clients do not need to be considered “Housing Ready”.
- **Referral** – linking a client to a particular program for possible assistance.
- **Screening** – For the purpose of this document, the process by which eligibility for housing and services is determined at the initial point of contact through coordinated entry. Once screening determines eligibility, the intake and referral process follows.
- **Systems Change** – For the purpose of this document, the process by which our CoC has altered the way homeless and at-risk households engage with the homeless and housing providers within our communities. The purpose of system change is to implement practices that have shown to decrease the incidence and length of time in homelessness, with a long-term goal of reducing and ending homelessness.
- **Tailored Programs and Services** – An approach to case management services that matches the services to the particular individual’s or family’s needs rather than using a one-size-fits-all approach.
- **Targeting** – Process of determining the population to whom assistance will be directed. That is, the target population. The targeting process can occur at both the system and the program levels.
- **Verification** – The gathering and review of information to substantiate the applicant’s /client’s situation and support program eligibility and priority determination.
- **Veteran (HUD) / Veteran Grant Per Diem (GPD)/ Veteran Self Sufficiency Veteran Families (SSVF)** - Any individual that has served one day of active duty.
- **Veteran (VASH) & Healthcare for Homeless Veterans (HCHV)** – any individual that has served 24 months of active duty or is eligible for VAMC Healthcare and has a discharge or release from service under conditions other than dishonorable discharge.

ENTRY SYSTEM

Applicants and Clients:

- Clients who are in need of homeless prevention or housing services can access information and eligibility criteria through the HRC, which serves as the Central Point of Access. Participants seeking assistance must be screened at the HRC by a Navigator or by the Homeless Outreach Teams during off-site outreach. Participants not eligible for services will be referred to other appropriate community resources.
- Eligibility: Individuals and families that are “**Literally Homeless**” (meeting HUD’s Category 1 definition of homelessness).
- Eligibility for Youth: could include “**Category 2**” at risk of homelessness

- Participation Requirement: All households (with the exception of households in domestic violence situations) must be screened prior to program entry.
- Eligible Clients can expect :
 - To be treated with respect and dignity
 - Their initial phone call for assistance to be answered live or returned within two business days & navigated to appropriate resources.
 - For intake and assessment to be scheduled for eligible clients within seven to fourteen business days as capacity allows
 - To be matched to an appropriate program based upon their unique needs, and referred based on their priority status to opening in a program
 - To wait until the system has the capacity to assist them, and to get help through diversion or other resources available to them
- Responsibilities
 - Client must:
 - Answer all questions truthfully and to the best of their ability
 - Bring all required documentation
 - Keep their contact information current in order to be notified of available openings, and referred in a timely manner

Providers:

- Participation Requirement
 - All providers receiving funding through HEARTH or a HUD funded program are required to participate in the coordinated intake and assessment process.
 - Providers must be live on the HMIS system and must maintain data which is inputted no later than within 24 hours of a service or outcome being achieved or rendered.
 - Providers must have an appeal process for those applicants who have been denied service or entry into a program.

HRC Partners:

- It is the HRC Partner's responsibilities to:
 - Regularly update and make current all program eligibility guidelines and program contact information so that Navigators can make the best referrals possible.
 - Ensure that when a placement referral is made, to confirm within two business days whether the referral is accepted, declined by provider, declined by client, or pending, or the provider is unable to contact the client.
 - Bring problems and suggestions to the monthly Standard Policies & Procedures Committee meeting.
 - Oversee provision of homeless diversion and housing services for eligible clients.

- Ensure utilization of the same screening and assessment tool, data collection forms, policies on eligibility verification and referral/information-sharing systems.

See Coordinated Entry Flow Charts for homeless services delivery system overview (Appendix B).

NOTE: *This system acknowledges that the needs of a household fleeing or attempting to flee, domestic violence, dating violence, sexual assault or stalking, may be different than the needs of non-victims. Navigators will be trained on sensitivity in regards to victim's assistance, and referrals will only be made to domestic violence providers.*

ASSESSMENT TOOLS & PROTOCOLS

The Coordinated Entry System focuses on providing a continuum of care including prevention, diversion, rapid re-housing, and permanent supportive housing approaches. For housing programs, the acuity list is utilized to ensure that those with the highest level of vulnerability and longest time homeless are prioritized for enrollment into housing services.

A Navigator assesses each household's eligibility for services. Prevention services target households at imminent risk of homelessness and may be referred to available homeless prevention programs. Diversion services will target participants as they are applying for entry into shelter. For housing programs, rapid re-housing services target literally homeless participants and the VI-SPDAT score indicates this type of housing. Housing first and permanent supportive housing targets chronically homeless participants and the VI-SPDAT score identifies this housing type.

Applicants and Clients:

- Each applicant is evaluated on a variety of criterion, including rental history, criminal history, domestic violence, mental health challenges, disabling conditions, language barriers, educational attainment, employment status, and length of homelessness. Services are then assigned based on the VI-SDPAT score.
- The Assessment tool provides a procedure for determining which applicants are eligible and appropriate for the variety of housing and support services available in the community.

Providers:

- Each participant who is referred for housing or services will have been evaluated through an assessment based on their current barriers to obtaining and successfully maintaining permanent housing.
- The Assessment will be used as a guide, with the understanding that each applicant has a unique set of circumstances.

HRC Partners and CoC Partners:

- The Vulnerability Service Prioritization Decision Assistance Tool (VI-SPDAT) is the assessment tool utilized for this system.
- The VI-SPDAT will utilize 4 domains for individuals and 5 for families to determine an acuity score that will help inform Navigators and Providers about the following:
 - People who will benefit most from Permanent Supportive Housing
 - People who will benefit most from Rapid Re-Housing
 - People who are most likely to end their own homelessness with little to no intervention on your part
 - Which areas of the person's life that can be the initial focus of attention in the case management relationship to improve housing stability.
 - How individuals and families are changing over time as result of case management process.
- The VI-SPDAT will be integrated into the HMIS System and each agency will ensure data is being maintained and monitored.
- The HRC Partners will provide a system of care that allows clients to give feedback on suggestions and improvements of the Intake and Assessment Process.
- The HRC Partners will ensure that the VI-SPDAT is not used to:
 - Provide a diagnosis
 - Assess current risk or be a predictive index for future risk
 - Take the place of other valid and reliable instruments used in clinical research and care

CoC Partners that receive federal CoC and ESG funds and any local funds required by the funder must participate in the Coordinated Assessment process and track data in the Homeless Management Information System (HMIS). Only Domestic Violence providers are exempt from the HMIS requirement as per Florida Statute and Federal regulations. CoC partners receiving federal CoC and ESG funds or any other local funds dedicated to homeless services must fill vacant beds based on acuity from highest to lowest as per CPD-16-11.

ACUITY DETERMINATION

Palm Beach County's Acuity list is formulated through the utilization of an index comprised of multiple indicators of vulnerability, as well as associated criteria for program and/or sub-population eligibility. Each indicator is weighted. The values of each indicator are calculated to identify a final score. This score determines ranking on the acuity list. The list is ordered from highest to lowest score. The highest scoring client receives priority for service/housing enrollment.

Individual Acuity Criteria: (This criteria pertains to Veterans and Individuals Fleeing DV)

The following indicators and associated scores are used to calculate an individual's final score:

- VI-SPDAT score: Value ranges from 0 – 17 possible points
- FUSE: Clients who are identified on the FUSE list are assigned 3 points
- Special medical/physical considerations and other vulnerabilities not captured on the VI-SPDAT: 0 = no additional considerations, 1 = vulnerabilities causing mild risk of harm, 2 = vulnerabilities causing moderate risk of harm, 3 = vulnerabilities causing severe risk of harm
- Length of time for current episode of homelessness (more than one year): < 1 year = 0 points, 1 – 3 years = 1 point, 4 – 7 years = 2 points, 8 – 11 years = 3 points, 12 – 15 years = 4 points, 16 – 19 years = 5 points, 20+ years = 6 points
- Special Populations: Those who experience domestic violence or those with veteran status are assigned 3 points per special population (6 points maximum)

In addition to the above indicators, chronically homeless individuals who are document ready under HUD guidelines will be assigned an additional 35 points (equal to sum of vulnerability indicators).

VI-SPDAT + FUSE + Special Considerations + Length of homelessness + Doc Ready + Special Populations = Total Score

The indicator scores plus points for documentation are added to calculate the final score. The acuity list is ranked in order from highest score to lowest. The highest score is given priority for housing intervention.

Days of homelessness will be used as a tie breaker for clients with the same score.

Individuals will become inactive on the acuity list for the following reasons: permanently housed, have relocated out of state, Outreach and Navigation have been unable to make contact in last 90 days, or if person is deceased. Individuals can be active again following resuming contact with Navigation or Outreach.

Individual RRH Acuity Scoring Legend				
VI - SPDAT		LoH (Current Episode) *tie breaker		
Score	Acuity	Min	Max	Acuity
0	0	-	1 year	0
1	0	1 year	3 years	1
2	0	4 years	7 years	2
3	0	8 years	11 years	3
4	0	12 years	15 years	4
5	5	16 years	19 years	5
6	6	20 years	-	6
7	7			
8	8			
9	9			
10	10			
11	11			
12	12			
13	13			
14	14			
15	15			
16	16			
17	17			
		Special Population		
		Identified	Acuity	
		N/A	0	
		DV	3	
		Veteran	3	
		Person of Color	3	
		Human Trafficking	3	
		FUSE	3	
		Age 60+	3	
Score 10+ on VI-SPDAT		Score 5-9 on VI-SPDAT		
RRH Chronicity Document Ready		RRH Homeless Document Ready		
Description	Acuity	Description	Acuity	
No	0	No	0	
Yes	10	Yes	10	
Special Medical/Physical Considerations				
Acuity	Description			
0	No Additional Considerations			
1	Vulnerabilities causing Mild Risk of Harm			
2	Vulnerabilities causing Moderate Risk of Harm			
3	Vulnerabilities causing Severe Risk of Harm			

Individual PSH Acuity Scoring Legend

VI - SPDAT	
Score	Acuity
0	0
1	0
2	0
3	0
4	0
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17

LoH (Current Episode)		
Min	Max	Acuity
-	1 year	0
1 year	3 years	1
4 years	7 years	2
8 years	11 years	3
12 years	15 years	4
16 years	19 years	5
20 years	-	6

Special Population	
Identified	Acuity
N/A	0
DV	3
Veteran	3
Person of Color	3
Human Trafficking	3
FUSE	3
Age 60+	3

Chronicity Document Ready	
Description	Acuity
No	0
Yes	35

Special Medical/Physical Considerations	
Acuity	Description
0	No Additional Considerations
1	Vulnerabilities causing Mild Risk of Harm
2	Vulnerabilities causing Moderate Risk of Harm
3	Vulnerabilities causing Severe Risk of Harm

Youth Prioritization Acuity Scoring: (This criteria pertains to Individual Youth ages 18-24, Parenting Youth are scored using Family Criteria)

The following indicators and associated scores are used to calculate an individual's final score:

- TAY VI-SPDAT Score: Value ranges from 0 – 17 possible points
- Chronic Mental Illness: 0 = Clients with no chronic mental illness, 2 = Clients with a treated chronic mental health illness, 5 = Clients with an untreated chronic mental health illness.
- Exposure to Violence Home/Community: 0 = Clients who haven't had any exposure to violence in their home or community. 3 = Clients who have had exposure to violence in their home/community.
- LGBTQ+: Clients who identify as LGBTQ+ are given 1 point.
- Person of Color: Clients who identify as a person of color are given 1 point.
- Length of time for current episode of Homelessness: 1 = 1 Day – 5 Days, 2 = 6 Days – 10 Days, 3 = 11 Days – 15 Days, 4 = 16 Days – 20 Days, 5 = 21+ Days
- Chronic Health (Medical) Issues: 0 = Clients with no chronic health (medical) issues, 2 = Clients with treated chronic health (medical) issues, 5 = Clients with an untreated chronic health (medical) issues

TAY VI-SPDAT + Chronic Mental Illness + Exposure to Violence Home/Community + LGBTQ + Person of Color + Length of Time Homelessness + Chronic Health (Medical) Issues = Total Score

The indicator scores are added to calculate the final score. The youth acuity list ranked in order from highest score to lowest. The highest score will have priority for housing intervention.

Days of homelessness will be used as a tiebreaker for clients with the same score.

Individuals will become inactive on the acuity list for the following reasons: Permanently housed, Relocated out of the State, Outreach and Navigation have been unable to make contact in last 90 days, or if person is deceased. Youth can be active again following resuming contact with Navigation or Outreach.

Youth PSH:

For PSH, youth will be scored using the same criteria as RRH as long as they meet the following three requirements:

1. TAY-VI-SPDAT Score 8+
2. Disabling Condition
3. Chronically Homeless

- i. If there are no youth that meet the Chronic Definition, youth with most days homeless will be prioritized.

Youth (18-24) RRH/PSH Acuity Scoring Legend				
TAY VI – SPDAT (Must score 24+ on Y-SPDAT for PSH)		LoH (Current Episode)		
Score	Acuity	Min	Max	Acuity
0	0	1 Day	5 Days	1
1	1	6 Days	10 Days	2
2	2	11 Days	15 Days	4
3	3	16 Days	20 Days	3
4	4	21 Days	-	5
5	5			
6	6			
7	7			
8	8			
9	9			
10	10			
11	11			
12	12			
13	13			
14	14			
15	15			
16	16			
17	17			
Exposure to Violence Home/Community		Chronic Mental Illness		
Description	Acuity	Identified	Acuity	
No	0	N/A	0	
Yes	3	Yes, with Treatment	2	
		Yes, no Treatment	5	
		Chronic Health (Medical) Issues		
		Description	Acuity	
		None	0	
		Yes, with Treatment	2	
		Yes, no Treatment	5	
		Special Population		
		Description	Acuity	
		Identify as LGBTQ+, Gender Identity or Sexual Orientation	1	
		Identify as Person of Color	1	
		Experience Human Trafficking	1	

****FOR PSH: If scores are the same, case conferencing will be done with HHA partners to make decision of who is placed****

Family Prioritization Acuity Scoring: (This criteria pertains to Veterans, Parenting Youth, and Individuals with children Fleeing DV)

The **Family Acuity List** includes all families screened by the Lewis Center and meet the Category 1 Homeless (HUD) definition. These families are screened using the VI-F-SPDAT and Referral for services is given based on Score. Those who score a 4+ are scheduled for a Clearance & Assessment that includes bringing in documents to verify client's homeless status, PBC residency, custody of children, and income. This intake appointment also includes a short assessment to help gather any additional information regarding barriers to obtain permanent housing.

Clients are included in the **Shelter Prioritization List** after intake appointment and prioritized for shelter based on the Acuity Score made up of the following factors: Length of Homelessness, VI-F-SPDAT Score, and Special Population. Clients are scored on a scale of 0-4 in the first two (2) categories and are awarded an extra three (3) points if they are part of a special population. The scores are weighted (using key) and then added together creating an Acuity Score. Clients will be prioritized based on this sum. Clients categorized as chronically homeless receive priority. Additional considerations are made for those who are about to give birth or just given birth, have chronic health issues, or have a reunification plan through DCF that requires them to be sheltered.

Family Shelter/RRH Acuity Scoring Legend				
LoH (Current Episode)			Special Population (SP)	
Min	Max	Acuity	0	N/A
0 days	30 days	0	3	- Domestic Violence (last 3 months)
1 month	3 months	1		- Veteran
3 months	6 months	2		- Youth
6 months	9 months	3		
9 months	-	4		
VI - F - SPDAT			Weighted Criteria	
Min	Max	Acuity	LOH	3
0	3	0	VI-F-SPDAT	2
4	-	1	SP	1
5	6	2		
7	8	3		

*client can only score in one Special Population (SP) category

9	17	4
(LoH Acuity(*3)) + (VI-F-SPDAT Acuity(*2)) + SP = Acuity Score		

Clients are included in the **Rapid Rehousing (RRH) Prioritization List** after intake appointment and prioritized based on the Acuity Score below. Clients categorized as chronically homeless receive higher priority. Clients are referred to RRH are based on acuity level, see chart below. **The chart describes the recommendations for the RRH Levels as approved in the PBC RRH Standards.** Clients are referred in cyclical order: level 4, level 3, level 2, level 1. Level 5 RRH will only be included in cyclical order when targeted funding is available. If there are no clients within an acuity range, referrals move to next level in the cycle. Referrals are subject to funding availability and case manager capacity. Clients are closed if two (2) viable units are declined or if they choose to seek permanent housing on their own (i.e. diversion, HA voucher). Clients waiting for a unit in PSH can be housed through RRH and will remain on the list until a PSH unit is available or it is determined the client is managing successfully in this housing option. If RRH programming is deemed most appropriate, the client is moved to inactive on the PSH list at case closure.

Family RRH Levels			
Level	Case Length	Services	Acuity Level
Level 5		30% Adjusted Gross Income (AGI)	18-25
Level 4	12 mos	Subsidy & Case Management	12-18
Level 3	9 mos	Subsidy & Case Management	10-12
Level 2	6 mos	Subsidy & Case Management	5-10
Level 1	3 mos	Subsidy & Case Management	4

A client scoring a 9 or more on the VI-F-SPDAT and who reports a disability, is scheduled for the F-SPDAT. Clients are added to the **Family Permanent Supportive Housing (PSH) Prioritization List** when they present with a disability and their F-SPDAT score is above a 54. Prioritization for PSH is based on a combined weighted PSH Acuity Score, see chart below. Clients categorized as chronically homeless receive higher priority. Clients remain active on the list for one year and then must be re-assessed to remain on the list.

Family PSH Acuity Scoring Legend				
LoH (Current Episode)			Special Population (SP)	
Min	Max	Acuity	0	N/A
0 days	30 days	0	3	- Domestic Violence (last 3 months)
1 month	3 months	1		- Veteran
3 months	6 months	2		- Youth

*client can only score in one Special Population (SP) category

6 months	9 months	3
9 months	-	4
F - SPDAT		
Min	Max	Acuity
54	60	1
61	67	2
68	75	3
76	80	4
(LoH Acuity(*3)) + (F-SPDAT Acuity(*2)) + SP = PSH Acuity Score		

Weighted Criteria	
LOH	3
F-SPDAT	2
SP	1

Clients will become inactive on the acuity list for the following reasons: permanently housed, relocated out of county/state, unable to contact within last 30 days, unable to complete program documentation, children taken out of custody, or if person is deceased.

Documentation of Priority and Chronic Homelessness

As chronic homeless beds become available, CoC Partners will follow the priority guidelines defined in **Appendix A** (page 26) which are in compliance with CPD-16-11. The CoC Partners must include in all case records an email from the HRC certifying the individual/family is the next on the list with the highest acuity and identify which priority category they meet. Since all CoC beds are funded for Chronic Homeless, the individual or family must meet the definition of Chronic Homelessness (Appendix B) and this must be documented according to Appendix C and included in the each case record. For families only, the placement can initially be completed without the documentation, but it must be obtained within 45 days of admittance. Should the CoC Partner and/or family not be able to document chronic homelessness, the CoC Partner Agency is still in compliance with CPD-16-11 since the CoC has adopted the policy of filling all beds with an individual or family with the highest acuity. If self-certification is required, a Self Certification of Homelessness and Chronic Homelessness is required (**Appendix A**).

PREVENTION / DIVERSION (Category 2 Homeless Definition)

According to the National Alliance to End Homelessness, many people seeking homeless assistance still have an opportunity to remain in their current housing situation, whether it is their own housing or the housing of a friend, relative, acquaintance or coworker. In light of this, prevention and shelter diversion are key interventions in the fight to end homelessness. Immediate screening for these possibilities at entry is an important tactic, and can preserve emergency beds for individuals/households that truly have nowhere else to go. Access to rental

subsidies and case management at entry is often enough to ensure the household successfully remains housed.

While prevention and diversion are two separate concepts, they are utilized almost interchangeably in this strategy, as they both focus on preventing homelessness. Prevention targets people at imminent risk of homelessness, diversion targets people as they are applying for entry into shelter, and rapid re-housing targets people who are already homeless.

Coordinated Entry for Housing Stability (Formerly Homeless Prevention)

PBC's CoC is expanding the Coordinated Entry system to include services offered through Housing Stability offices formerly referred to as Prevention. Historically, when individuals and/or families at-risk of homelessness were experiencing a crisis, they sought services on their own. The process included calling a list of service providers in the community oftentimes receiving the same message (ie. no appointments available, no more funds, please call back at a specified time). The CoC determined that this was not a client-centered approach and thus decided to expand the Coordinated Entry process to include at-risk of homelessness individuals and families.

The CoC will begin the expansion as a pilot adding additional navigators to the Coordinated Entry system access point at the Senator Philip D Lewis Center (LC). The pilot will begin with directing the calls and walk-ups from one of the busiest Housing Stability offices. The purpose of launching with one office is to assess the call volume, call flow and to determine if the staff-to-call ratio meets the needs of the community.

Calls made to the office will be directed to Navigation at the LC. Calls received at the LC will follow the same process for homeless calls separated by individuals and families. Navigators are considered Subject Matter Experts and will follow a script when speaking with callers. Navigators will be well versed in diversion strategies. Navigators will also be well versed in the existing resources in the community to meet the needs of the callers. When a navigator has determined the individual or family qualifies for services an appointment will be scheduled at the appropriate office.

The goal of the CoC is to add additional Housing Stability/Prevention offices and other service providers in a manner that does not congest the system, rather ensures an efficient and effective process. The Coordinated Entry system focusing on the Housing Stability will use the County's OSCARRS electronic appointment system for scheduling. Regular reporting will occur to ensure quality service delivery.

Once an individual/household enters into the system, they should be assessed to determine what housing needs they have. To determine which individuals/households are appropriate for prevention/diversion, Navigators can ask applicants a series of questions during the assessment, such as those delineated below:

Diversion

Client:

Clients who are being referred for housing stabilization will be asked:

- Where did you sleep last night? *If they slept somewhere safe where they could potentially stay again, this might mean they are good candidates for diversion*
- What other options do you have for the next few days or week? *Even if there is an option outside of shelter that is only available for a very short time, it worth exploring if this housing resource can be used.*
- (If staying in someone else's housing) What issues exist with you remaining in your current housing situation? Can those issues be resolved with financial assistance, case management, etc? *If the issues can be solved with case management, mediation, or financial assistance (or all of the above), diversion is a good option.*
- (If coming from their own unit) Is it possible/safe to stay in your current housing unit? What resources would you need to do that (financial assistance, case management, mediation, transportation, etc.)? *If the individual or family could stay in their current housing with some assistance, providers should focus on a quick prevention-oriented solution that will keep the individual or family in their unit.*

Providers:

Referrals to prevention/diversion providers must be at imminent risk of homelessness AND meet the following threshold.

- No appropriate subsequent housing options have been identified;
- The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and
- The household lacks support networks needed to obtain immediate housing or remain in its existing housing

HRC Partner Agency:

The following list includes some, but not all risk factors that may be considered when determining imminent risk of homelessness. VI-SPDAT will be utilized to determine acuity of the risk factors (scores 0-3 for families and 0-3 for individuals):

- Eviction within two weeks from a private dwelling (including housing provided by family or friends)
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation
- Sudden and significant loss of income
- Sudden and significant increase in utility cost
- Mental health and/or substance abuse issues
- Physical disabilities and other chronic health issues including HIV/AIDS
- Severe housing cost burden (greater than 50% of income for housing costs);
- Homeless in last 12 months
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare, including foster care
- Pending foreclosure of rental housing
- Extremely low income (less than 30% of AMI);
- High overcrowding (the number of person exceeds health and/or safety standards for housing unit size)
- Past institutional care (prison, treatment facility, hospital)
- Recent traumatic life event, such as death of a spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities.
- Credit problems that preclude obtaining of housing or
- Significant amount of medical debt.

Some participants may not be good candidates for diversion programs due to a lack of safe and appropriate housing alternative and require immediate admittance to shelter, e.g. client fleeing domestic violence. A client's safety should always be the top consideration when developing an individual /household referral to a program.

RAPID REHOUSING

Generally, rapid re-housing is intended to assist eligible participants to quickly obtain and sustain stable, permanent housing. Effective rapid re-housing requires case management and financial assistance, as well as housing search and locations services. Support and duration of service are tailored to meet the needs of each household and each household has a lease in their name and is connected to mainstream resources in the community in which they reside.

Clients:

Eligible households must:

- Be literally homeless as defined by HUD
- Be prepared to establish a reasonable plan that shows how they are going to maintain housing once housing assistance has ended, develop a budget, a financial worksheet and or a narrative description of changes in household circumstances that caused them to become homeless.
- Entry is based on VI-SPDAT Acuity score (highest to lowest) and length of time homeless

Providers:

Providers who are funded for rapid re-housing:

- Will utilize the **“Progressive Engagement”** methodology; that is, providers will determine the amount of rent and utility assistance and/or supportive services that a household will receive using the progressive engagement approach. Household will be asked to identify the minimum amount and duration of assistance needed to achieve housing stability. If it becomes clear that a rapid re-housing intervention is insufficient and or inappropriate for a particular household, the provider will work with the Navigator and/or other housing provider to find a more suitable program.
- Households should be attempted to be housed within 30 days of acceptance into the program.
- Providers are expected to remain engaged with the household from first contact to program exit as per the CoC approved Rapid Re-Housing Standards.

CoC Partners:

The following process will be used to refer clients to any Rapid Re-Housing program. Providers will receive referrals from any of the following sources; provided they have been assessed by the Navigator and all eligibility and vacancy information is up to date in HMIS.

- Coordinated Access Point and/or Outreach Workers
- Shelters
- Transitional Housing Programs

All households being referred for Rapid Re-Housing must be assessed by a Navigator. While they may be identified through other resources, i.e., shelter or transitional housing providers, McKinney-Vento Liaisons in school districts, or other service providers, they will require screening and assessment through the HRC Coordinated Intake and Assessment System. School Liaisons can conduct the VI-SPDAT and provide this information to the Navigator to be included on Rapid Re-Housing Placement Priority List.

- Navigators are responsible for gathering documentation for verification of homeless status.
- All Rapid Re-Housing clients must be entered into HMIS by the Navigator once the provider has confirmed entry into the program. Information should include all HUD required data elements.

HOUSING AND/OR PROGRAM REFERRAL

Participants unable to be served by prevention, diversion or rapid re-housing programs will most likely need more intensive housing and service interventions, such as transitional housing or permanent supportive housing. Those fleeing domestic violence that are not eligible or appropriate for prevention and rapid re-housing services may fall into this category of needing more intensive service intervention, and should be referred to a domestic violence provider prior to intake and/or HMIS data entry.

Table 1 below delineates the characteristics of Permanent Support Housing and Transitional Housing Programs.

Characteristics of Transitional Housing & Permanent Supportive Housing Programs

Programs & Characteristics	Transitional Housing	Permanent Supportive Housing	Other Permanent Housing
Length of Stay	Maximum stay 24 months	No time limit	No time limit
Occupancy Agreement or Lease	Participants are clients, not tenants and sign an occupancy or program agreement instead of a lease	Participants have a lease	Participants have an Occupancy Agreement or Lease
Service Requirements	Services are required	Services are optional	Services are optional
Eligibility	Applicant must meet HUD's definition of homeless	Applicant must meet HUD's definition of homeless and member of the household must have a disabling condition	Applicant must meet HUD's and/or other federal definition of homeless

Provider:

Transitional Housing: programs that provide housing to individuals and/or families, usually for a period of four to twenty-four months, along with supportive services to help them become self-sufficient. In addition to providing a place to live, transitional housing providers should help participants to increase their life management skills and resolve the problems that have contributed to their homelessness. Individuals/Households who are homeless and have two or more of the following barriers are appropriate for referral to Transitional Housing:

- Domestic Violence victims fleeing a domestic violent situation

- youth (18-24)
- No income
- Poor rental history (i.e. current eviction, rent/utility arrears)
- Sporadic employment history
- No high school diploma or GED
- History of homelessness

Permanent Supportive Housing: Permanent Supportive Housing targets individuals/households who need services in order to maintain housing. Prioritization is given to chronic homeless and/or those with the highest level of vulnerability as per HUD. As a minimum, candidates for Permanent Supportive Housing must meet the following basic requirements:

- Literally homeless
- chronic homelessness
- Lacks the resources to obtain housing
- Has a member of the household with a severe or significant disabling condition
- Qualifies as a high need based on the SPDAT

CoC Partner Agencies:

The navigator or other appropriate staff such as Outreach Workers or Diversion Specialist can provide: needed housing navigation services, frequent communication with the client and serves as the primary liaison between the client and the housing provider. The CoC Partner Agency is responsible for overseeing and ensuring that:

- Advocacy and services to collect required housing documentation are provided
- A climate of trust is created and maintained between clients and navigators.
- A current housing inventory is maintained within HMIS
- Clients are housed based upon a prioritization determination; that is, those who score according to the identified criteria as the most vulnerable will be prioritized for housing depending on the availability of housing and services. Legacy programs with beds not dedicated to Chronic Homeless must prioritize the beds for Chronic Homeless Individuals and Families as beds become available.

If the Partner Agency evaluates a client for their bed and questions whether their program fits the needs of the client, they must staff the case with the existing Housing First Providers and a consensus reached that the placement not accepted must be considered in another program. If this occurs, then the Housing First Program with the bed will accept the next person on the priority list and the first individual will be placed in the next available bed in Housing First Program deemed most appropriate.

UNACCOMPANIED YOUTH AND TRANSITION AGE YOUTH

Unaccompanied youth is a fast growing and underserved sub- population, in our community.

Clients:

Unaccompanied Youth (ages 13-17) and Transition Age Youth (ages 18-24) are defined as youth and transition age youth who are unaccompanied by a parent or guardian and are without shelter where appropriate care and supervision are available, whose parent or guardian is unable or unwilling to provide shelter and care, or who lack a fixed, regular and adequate nighttime residence. Undocumented unaccompanied youth and transition age youth may also be served under these provisions except where exclusions are noted. Unaccompanied youth may be encountered during outreach but would not enter the Homeless Resource Center due to their age. City provisions prevent anyone under 18 from entering the program unless they had legally been as an emancipated as an adult. Those under 18 would be connected to the appropriate program based on their age and circumstances.

Providers:

Providers of services for unaccompanied youth and transition age youth should be able to provide safe and high quality housing and supportive services (scattered-site independent apartments, host homes, and shared housing) to youth and transition age youth experiencing homelessness that involve integrated affordable housing, intensive strength-based case management, self-sufficiency services, trauma informed care, and positive youth development approaches.

HRC Agency:

All housing referrals for unaccompanied youth and transition age youth must be screened and assessed. The HRC Agency is responsible for overseeing and ensuring that:

- Transition Age Youth willingly engage with coordinated intake for a screening and when appropriate, a TAY-SPDAT.
- Low barriers of entry for this highly vulnerable population are necessary.
- Navigators consult with expert providers of this population when conducting intake to properly match clients and providers, and reduce the risk of flight for this highly vulnerable population.

PROGRAM EVALUATION

Coordinated Intake and Assessment is one of many projects within our community that addresses the needs of individuals and families that are at risk or experiencing homelessness within our communities. The HRC Partner Agencies will evaluate the effectiveness as well as

required HEARTH Act outcomes by utilizing data from HMIS. As recommended by the National Alliance to End Homelessness, the HRC Partner Agencies will track progress in the following areas to evaluate the Coordinated Intake and Assessment process:

- Length of stay, particularly in shelter: If participants are referred to the right interventions and those interventions have the necessary capacity, fewer individuals and families should be staying in shelter waiting to be moved elsewhere. Also if clients are referred immediately to the right provider, over time, clients will likely spend less time jumping from program to program looking for help, which could reduce their overall length and/or repeated episodes of homelessness.
- New entries into homelessness: if every individual and family seeking assistance come through the front door and the front door has prevention and diversion resources available, more people should be able to access these resources and avoid entering a program unnecessarily.
- Repeat episodes of homelessness: If clients are sent to the intervention that is the best suited to meet their needs on the first time, families are more likely to remain stably housed.

To track the outcomes summarized above, the CoC Lead Agency will analyze the following Performance Measures annually.

- 1) PBC CoC will reduce the number of person experiencing homelessness.
 - a. Reduction in the total number of persons experiencing homelessness
 - b. Reduction in the total number of persons experiencing first time homelessness.
- 2) PBC CoC will reduce the length of homelessness episodes
 - a. Reduction in the mean length of homelessness episode for individuals
 - b. Reduction in the mean length of homelessness episode for families with children
 - c. Reduction in the mean length of homelessness episode for youth
- 3) PBC CoC will reduce the number of persons returning to homelessness.
 - a. Reduction in return to homelessness within one year following exit
 - b. Increase in exits to permanent housing
 - c. Increase in income at exit

Measuring the success of this system and transparency with the community and providers will be a key to the success of coordinated assessment process. The CoC Lead Agency will summarize the data annually. The performance measures are utilized for all CoC programs regardless of funding source. For CoC funded and ESG funded programs, these criteria will be utilized for consideration for renewal or new projects based on the program type.

Moving forward, the CoC Lead Agency will expand the evaluation of outcomes by establishing mechanisms to monitor the quality of service through system-wide monitoring. For example, once a client enters shelter an assessment is to be completed within 72 hours. Procedures will be built into the monitoring system to determine how often this goal is met. This will allow for ongoing monitoring of the quality of services and how the program and Providers are able to follow through with this goal.

As part of the evaluation process, as recommended by the National Alliance to End Homelessness, the CoC Lead Agency will set a goal to establish an integrated feedback loop that involves using information gained from these assessments to make any necessary program/process adjustments to the system. Additionally, the CoC Lead Agency will continue working to develop data tools to ensure overall system efficiency and effectiveness.

Adopt by Homeless and Housing Alliance Membership-July 18, 2019

Ratified by Homeless & Homeless Alliance Executive Committee July 17, 2019 via email vote

Reviewed & Updated by Standards Policies & Procedures Committee – July 9, 2019

Adopted by Homeless and Housing Alliance Membership – May 26, 2018

Adopted by Homeless and Housing Alliance Membership – August 24, 2017

Reviewed & Updated by Homeless & Housing Alliance Membership – March 23, 2016

Ratified by Homeless & Housing Alliance Executive Committee -February 23, 2015

Adopted by Homeless & Housing Alliance Membership - February 26, 2015

Appendix A

Palm Beach County Continuum of Care Chronic Homelessness Prioritization

(a) First Priority—Homeless Individuals and Families with a Disability with Long Periods of Episodic Homelessness and Severe Service Needs

An individual or family that is eligible for CoC Program-funded PSH who has experienced four occasions where they have been living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter or where the cumulative time homeless is at least 12 months and has been identified as having severe service needs.

(b) Second Priority—Homeless Individuals and Families with a Disability with Severe Service Needs.

An individual or family that is eligible for CoC Program-funded PSH who is residing in a place not meant for human habitation, a safe haven, or in an emergency shelter and has been identified as having severe service needs. The length of time in which households have been homeless should also be considered when prioritizing households that meet this order of priority, but there is not a minimum length of time required.

There are no chronically homeless households that meet the criteria for dedicated PSH beds in Order of Priority1.

(c) Third Priority—Homeless Individuals and Families with a Disability Coming from Places Not Meant for Human Habitation, Safe Haven, or Emergency Shelter Without Severe Service Needs.

An individual or family that is eligible for CoC Program-funded PSH who is residing in a place not meant for human habitation, a safe haven, or an emergency shelter where the individual or family has not been identified as having severe service needs. The length of time in which households have been homeless should be considered when prioritizing households that meet this order of priority, but there is not a minimum length of time required.

There are no chronically homeless households that meet the criteria for dedicated PSH beds in Order of Priority1 or 2.

(d) Fourth Priority—Homeless Individuals and Families with a Disability Coming from Transitional Housing.

An individual or family that is eligible for CoC Program-funded PSH who is currently residing in a transitional housing project, where prior to residing in the transitional housing had lived in a place not meant for human habitation, in an emergency shelter, or safe haven. This priority also includes individuals and families residing in transitional housing who were fleeing or attempting

to flee domestic violence, dating violence, sexual assault, or stalking and prior to residing in that transitional housing project even if they did not live in a place not meant for human habitation, an emergency shelter, or a safe haven prior to entry in the transitional housing.

There are no chronically homeless households that meet the criteria for dedicated PSH beds in Order of Priority 1, 2 or 3.

CoC Program-funded PSH must follow the order of priority above, as adopted by the CoC, while also considering the goals and any identified target populations served by the project. For example, non-dedicated or non-prioritized CoC Program-funded PSH that is permitted to target youth experiencing homelessness should follow the order of priority as adopted by the CoC, to the extent in which youth meet the stated criteria.

CoC Grantees must exercise due diligence when conducting outreach and assessment to ensure that persons are prioritized for assistance based on their length of time homeless and the severity of their needs following the order of priority described in this Notice, and as adopted by the CoC. HUD recognizes that some persons—particularly those living on the streets or in places not meant for human habitation—might require significant engagement and contacts prior to their entering housing and recipients are not required to keep units vacant indefinitely while waiting for an identified eligible individual or family to accept an offer of PSH (see FAQ 1895). CoC Program-funded PSH must follow a Housing First approach to the maximum extent practicable. Street outreach providers should continue to make attempts to engage those persons that have been resistant to accepting an offer of PSH and where the CoC has adopted these orders of priority into their written standards, these individuals and families must continue to be prioritized until they are housed.

Chronic Homeless Definition

Chronically Homeless: The definition of “chronically homeless” currently in effect for the CoC Program is that which is defined in the CoC Program interim rule at 24 CFR 578.3, which states that a chronically homeless person is:

An individual who:

- Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
- Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years; and

- Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability, post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability.

An individual who:

- Has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days;
- Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years; and
- Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability, post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability.

A family with an adult head of household (or if there is no adult in the family, a minor head of household) including a family whose composition has fluctuated while the head of household has been homeless who:

- Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
- Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years; and
- Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability, post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability.

Severity of Service Needs

Individual or Family for whom at least one of the following is true:

- History of high utilization of crisis services, which include but are not limited to, emergency rooms, jails, and psychiatric facilities; or
- Significant health or behavioral health challenges or functional impairments which require a significant level of support in order to maintain permanent housing.

Severe service needs should be identified and verified through data-driven methods through the use of a standardized assessment tool that can identify the severity of needs such as the Vulnerability Index (VI), the Service Prioritization Decision Assistance Tool (SPDAT)

Documentation of Disability:

Evidence of diagnosis with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability, post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability.

Evidence of this criterion must include one of the following:

- 1) Written verification of the condition from a professional licensed by the state to diagnose and treat the condition;
- 2) Written verification from the Social Security Administration;
- 3) Copies of a disability check (e.g., Social Security Disability Insurance check or Veterans Disability Compensation);
- 4) Intake staff (or referral staff) observation that is confirmed by written verification of the condition from a professional licensed by the state to diagnose and treat the condition that is confirmed within 45 days of the application for assistance and accompanied with one of the types of evidence above; or
- 5) HUD Verification of Disability Form from a MD, DO, LCPC, LCSW, APRN-BC, or NP.

Documentation of Chronic Homelessness

Chronic Homelessness: An individual or household must have had either one occasion that lasted continuously without a break for 12 months or over a period of at least four occasions, each separated by a break where cumulative length of time homeless totals at least 12 months.

Written Intake Procedures to ensure compliance with the definition of chronically homeless the order of priority for obtaining evidence as: (1) third-party documentation, (2) intake worker observations, and (3) certification from the person seeking assistance. Records contained in an HMIS or comparable database used by victim service or legal service providers are acceptable evidence of third-party documentation and intake worker observations if the HMIS retains an auditable history of all entries, including the person who entered the data, the date of entry, and the change made; and if the HMIS prevents overrides or changes of the dates entries are made.

Duration of homelessness:

Evidence that the homeless occasion was continuous, for at least one year: documentation that the homeless occasion was continuous, for a year period, without a break in living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter.

- A break is considered at least seven or more consecutive nights not residing in a place not meant for human habitation, in shelter, or in a safe haven.
- A single encounter with a homeless service provider on a single day within 1 month that is documented through third-party documentation is sufficient to consider an individual or family as homeless for the entire month unless there is any evidence that the household has had a break in homeless status during that month.

Evidence that the household experienced at least four separate homeless occasions over 3 years: evidence that the head of household or an individual experienced at least four, separate, occasions of homelessness in the past 3 years.

- Documentation preference is for at least three occasions to be documented by either: (1) HMIS data, (2) a written referral, or (3) a written observation. Any other occasion may be documented by a self-certification with no other supporting documentation.
- HUD will permit a certification from the individual or head of household seeking assistance in place of third-party documentation for the three occasions that must be documented by either: (1) HMIS data, (2) a written referral, or (3) a written observation. Where third-party evidence could not be obtained, the intake worker must obtain a certification from the individual or head of household seeking assistance, and must document efforts made to obtain third-party evidence, and document of the severity of the situation in which the individual has been living.

Is there a minimum number of days in which a person must be homeless in order for that period to count as an occasion? No. In order to provide the maximum extent of flexibility to communities, HUD has not required that a single occasion of homelessness must total a certain number of days. Instead, HUD would consider an occasion to be any period of homelessness where the household resided in a place not meant for human habitation, an emergency shelter, or a safe haven where that period was demarcated by a break, defined as at least 7 or more consecutive nights not residing in a place not meant for human habitation, in shelter, or in a safe haven.



PALM BEACH COUNTY
HOMELESS AND HOUSING ALLIANCE
RAPID RE-HOUSING PROGRAM
STANDARDS



Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
Level 1-- The household will need minimal assistance to obtain and retain housing. The Rapid Re-Housing (RRH) program offers the following for most Level 1 households: ❖ Initial consultation related to housing search (e.g. where to find rental information, how to complete housing applications, documentation needed) ❖ Financial assistance for housing start-up (e.g. first month's rent, security deposit, utility deposit.) ❖ Time-limited rental assistance, per client Housing Plan ❖ Home visit/check-in after move-in ❖ Offer services (at tenant request) for up to 3 months (100% first, last, security) 2nd-75% subsidy 3rd -50% subsidy Landlord assistance will likely include only program contact information for tenancy concerns	Household has no criminal history Rental history: an established local rental history. No evictions, landlord references are fair to good. Credit history is good, with the exception of a few late utility and credit payments	No significant barriers except financial: very low income, insufficient emergency reserves
Level 2— The household will need routine assistance to obtain and retain housing. The RRH program offers the following for most Level 2 households:	Household has no serious criminal history but may have a few offenses such as moving violations, a DUI, or a misdemeanor. Rental history is limited or out-of-state. May have 1-2 explainable evictions for non-payment. Prior landlords may report a problem with the timely rent.	Financial barriers include low to very low income, may have inconsistent employment, and/or poor budgeting skills. No serious mental illness or chemical dependency that affects housing retention. May have some level of depression/anxiety or problems responding to conflict.

Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
❖ Initial consultation and ongoing assistance with housing search including transportation assistance as needed ❖ Financial assistance for housing start-up (e.g. first month's rent, security deposit, utility deposit.) ❖ Time-limited rental assistance, per client Housing plan ❖ Development of Housing Plan to work on any identified retention barriers ❖ Bi-weekly home visits for the first three months; then reduce to monthly as most Housing Plan goals are met. ❖ Services available for up to 6 months, depending on housing challenges and progress toward Housing Plan goals. (100%- First, last & security) 2nd – 100% 3rd – 75% 4th – 50% 5th – 25% 6th – 25% Landlord assistance: ❖ 6 months availability: landlord can call with tenancy issues and program will respond. ❖ Program will check in with landlord periodically for updates.	Credit history shows pattern of late or missed payments.	May lack awareness of landlord-tenant rights/responsibilities. May have minor problems meeting basic household care/cleaning May have been homeless once before.

Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
Level 3 – The household will need more intensive and/or longer assistance to obtain and retain housing. The RRH program offers the following for most Level 3 households: ❖ Initial consultation and ongoing assistance with housing search. Staff may accompany client to the landlord interview. ❖ Financial assistance for housing start-up (e.g. first month's rent, security deposit, utility deposit.) ❖ Time-limited rental assistance, per client Housing Plan ❖ Development of Housing Plan to work on any identified retention barriers ❖ Weekly home visits for first two months; then reduce to bi-weekly or monthly home visits for up to six months; then reduce to monthly as most Housing Plan goals are met. Include unannounced drop-in visits. ❖ Services available for up to 9 months, depending on housing challenges and progress toward Housing Plan goals. (100% first, last, security) 2nd – 100% 3rd – 100% 4th – 75% 5th – 75% 6th – 50% 7th – 50% 8th – 25% 9th – 25%	Household may have some criminal history, but none involving drugs or serious crimes against persons or property. Rental history includes up to 3 evictions for non-payment. Prior landlord references fair to poor. Partial damage deposit returned. Some complaints by other tenants for noise. Credit history includes late payments and possible court judgments for debt, closed accounts.	May have deficits in care of apartment, landlord-tenant rights/responsibilities, communication skills with landlord and/or other tenants Conflict may exist in household. May have lost housing and been homeless several times in the past.

Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
Level 3 – (cont'd) Landlord assistance: ❖ 9 month availability; landlord can call with tenancy issues and program will respond even after services end. ❖ Program will check in with landlord periodically for updates.		
Level 4— The household will need more intensive and longer assistance to obtain and retain housing. The RRH program offers the following for most Level 4 households: ❖ Initial consultation and ongoing assistance with housing search. Staff may accompany client to the landlord interview. ❖ Financial assistance for housing start-up (e.g. first month's rent, security deposit, utility deposit.) ❖ Time-limited rental assistance, per client Housing Plan ❖ Development of Housing Plan to work on any identified retention barriers ❖ Weekly home visits for first two months; then reduce to bi-weekly or monthly home visits for up to nine months; then reduce to monthly as most Housing Plan goals are met. Include unannounced drop-in visits. ❖ Services available for up to	Criminal history, violations may include drug offense or crime against person or property Rental history includes up to five evictions for non-payment and/or lease violations. Landlord references poor. Security deposit may have been kept due to damage to unit. Credit history is poor, late payments, may include judgment for debt to landlord, closed accounts	Extremely low income, no emergency reserves, bank account closed, lacks budgeting skills. May be using drugs/alcohol and/or has mental health problems. May have conflict with children or partner. May lack ability to care for apartment or communicate appropriately with landlord and other tenants Has likely been homeless multiple times or for more extended periods

Palm Beach County Rapid Re-Housing Program Standards

12 months, depending on housing challenges and progress toward Housing Plan goals. (100% First, last, security) 2nd – 100% 3rd – 100% 4th – 75% 5th – 75% 6th – 75% 7th - 50% 8th – 50% 9th – 50% 10th – 25% 11th – 25% 12th – 25% Landlord assistance: ❖ 12 month availability; landlord can call with tenancy issues and program will respond; ongoing option to call even after Rapid Re-Housing services are ended can be offered or negotiated on a case by case basis. ❖ Program will check in with landlord monthly (or more often if landlord prefers) for updates/issues. ❖ May pay an additional damage deposit and/or last month's rent in addition to normal start-up costs.		
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Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
Level 5— Household need longer or more intensive services; may need staff with more professional training. RRH program refers household to appropriate program, such as intensive case management, permanent supportive housing or other local resources. ❖ Weekly home visits until PSH is arranged or a determination is made regarding maintaining RRH. Case Management requirements would then mirror Level 4's. • (Hold until PSH is available) • First, security (month to month lease) • 30% of adjusted gross income in preparation for PSH • Financial assets – Month 2 difference between 30% cost of rent.	Extensive criminal background Extremely poor rental history, multiple evictions, serious damage to apartment, complaints. Credit history includes multiple judgments, unpaid debts to landlords, closed accounts.	Active and serious chemical dependency or mental illness Unable to comply with lease requirements or interact positively with landlord/tenants; poor apartment management skills, out-of-control behaviors by adults or children May have experienced chronic homelessness (multiple and/or extended periods of homelessness)

Palm Beach County Rapid Re-Housing Program Standards

General Rapid Re-Housing Standards:

If a participant calls for additional services after exit, the following applies:

- If they are still housed but need financial assistance to maintain housing, they will be referred for assistance to the agencies that provide prevention services.
- If they become homeless again, a new SPDAT must be completed and added to the priority listing based on the SPDAT score. There is no wait time or limited number of times that a participant may be served under the Rapid Re-Housing Component.
- Addendum to the Lease regarding Quality Standard Inspection repair timeframes. The Case Manager and/or Housing Specialist will discuss the Addendum to the Lease regarding Quality Standard Inspection repair timeframes (**Appendix A**) prior to participant signing. This addendum will be signed at the time of the lease to ensure the unit meets Housing Quality Standards at all times. Should the landlord fail to meet the timeframes outlined in the Addendum, then the Case Manager will arrange to move the participant as quickly as possible.
- Addendum for Violence Against Women's Act (VAWA) (Form HUD-91067) is signed;
- Certification of Domestic Violence Form should be given at each lease signing and in the case of termination, in accordance with Violence Against Women's Act (VAWA) (**Appendix B**);
- Initial referrals to RRH programs will be entered as a service call "Housing Search" to capture all referral information regardless of whether the participant actually enters the program. If the participant actually enters the program, then the start date would need to be backdated to the actual date the housing search begin to ensure data related to length of time from housing search and move in is reflected correctly. For those who do not enter, then the reasons will be captured at the closure of the service. Back dating entry into the program ensures the data collected for the CAPER and APR only includes information on those who enter.

SPDAT Requirements:

The SPDAT and its 15 components of review are the primary assessment tool used at intake assessment and at the predetermined intervals of service delivery (at move in, 30 days, 90 days, 180 days, 270 days, 365 days as well as changes in life circumstances $\pm$ 5 business days).

Adopted by Homeless & Housing Alliance Membership-July 18, 2019

Ratified by Homeless & Housing Alliance Executive Committee-July 17, 2019

Reviewed & Updated by Standard Policy and Procedures Committee – July 9, 2019

Adopted by Homeless & Housing Alliance Membership – October 2018

Reviewed & Updated by Standard Policy and Procedures Committee – October 9, 2018

Reviewed & Updated by Homeless and Housing Alliance – April 26, 2018

Reviewed & Updated by Homeless and Housing Alliance July 27, 2017

Reviewed & Updated by Homeless and Housing Alliance – July 28, 2016

Adopted by Homeless & Housing Alliance Membership- July 23, 2015

Reviewed and Updated July 2, 2015 by Standard Policy and Procedures Committee

Ratified by Homeless & Housing Alliance Executive Committee -February 23, 2015

Adopted by Homeless & Housing Alliance Membership - February 26, 2015

Palm Beach County Rapid Re-Housing Program Standards

Appendix A

Addendum to the Residential lease between _____
(Landlord)

And _____ for the apartment located at
(Tenant)

(Location)

The above reference apartment is a _____ and is leased at a rate
(#of bedrooms & baths)

equal or less than other comparable units in the complex.

Tenant has the right to terminate the lease in the event that HUD funding is discontinued or if the landlord fails to keep the property in compliance with HUD Quality Standard Inspection requirements. The landlord will have 30 days to correct the Quality Standards Deficiencies following notification of the actual problems with the property unless the issue affects immediate safety of the resident. According to HUD guidelines an emergency (life threatening) violation must be corrected within 24 hours.

Signature of Leasing Agent/Landlord

Date

Palm Beach County Rapid Re-Housing Program Standards

Appendix B

**CERTIFICATION OF U.S. Department of Housing
DOMESTIC VIOLENCE, and Urban Development
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION**

OMB Approval No. 2577-0286

Purpose of Form: The Violence Against Women Act (“VAWA”) protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, “professional”) from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of “domestic violence,” “dating violence,” “sexual assault,” or “stalking” in HUD’s regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date

Palm Beach County Rapid Re-Housing Program Standards

provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

Client Signature

Date



Palm Beach County Continuum of Care

Emergency Shelter Standards of Care



I. INTRODUCTION

Emergency Shelter Standards maintain that homeless individuals and families living in emergency housing are ensured:

- a safe environment
- housing focused case management
- rapid access to Permanent Housing
- treatment with dignity and respect
- placement of all family members together
- service delivery regardless of presenting barriers
- provision of housing and related services without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, gender identity and expression, or genetic information.
- the right to dress in accordance with the gender with which they self-identify
- receive services/support consistent with their self-identified gender

Gender minorities may include individuals whose gender identity and/or gender expression may be different from their assigned gender at birth irrespective of physical appearance, surgical status, or documentation of identity.

II. GUIDING PRINCIPLES

Housing Focused Service Delivery Components Provided in Emergency Shelter

Homelessness is first and foremost a housing problem and should be treated as such. As such, the guiding principle of emergency shelter services is permanent housing. The principal components of Housing Focused Service Delivery in Emergency Shelter are:

- ***Housing, Resource, and Support Services Assessment*** which focuses on housing needs, preferences, and barriers; resource acquisition (e.g., entitlements); and identification of services needed to sustain housing
- ***Housing placement assistance*** including housing location and placement; financial assistance with housing costs (e.g., security deposit, first month's rent, move-in and utilities connection, short- or long-term housing subsidies); advocacy and assistance in addressing housing barriers (e.g., poor credit history or debt, prior eviction, criminal conviction)
- ***Case management services*** (frequently time-limited) specifically focused on obtaining and sustaining permanent housing

Other Guiding Principals

The health and safety of clients, volunteers and staff is of the highest importance in each Emergency Housing facility. Training, policies, procedures and regular maintenance are intended to encourage, improve and maintain the health and safety of all people residing, volunteering and working in the emergency housing.

In order to provide effective emergency housing programs and services, emergency housing clients should be afforded the opportunity to have a voice in service provision, program planning, and policy development.

Emergency housing programs are part of a larger network of homeless services and agencies. Collaboration within this network is important to ensure effective and co-coordinated services.

People who are homeless should be stabilized in permanent housing as quickly as possible and connected to resources necessary to sustain that housing.

Case Managers will meet at least weekly with their clients as well as maintain phone contact as they progress towards obtaining permanent housing.

Clients shall be moved into housing as rapidly as possible.

Compliance with the Emergency Housing Standards will be a contract requirement and apply to all contracted emergency housing providers/facilities.

III. CLIENT RIGHTS AND RESPONSIBILITIES

Emergency Shelter Staff must review with all Clients, the “Rights and Responsibilities and Grievance Procedures” during the initial intake and housing orientation. Staff must also review specific house rules which may include the following:

1. Smoking (where, when)
2. Curfew hours/overnight absences
3. Safety Issues
4. Authorized household members
5. Unauthorized visitors
6. Responsibility for personal belongings
7. Program/treatment related issues
8. Medication- storage and dispensing
9. Expectations of participation in treatment
10. Meals
11. House meetings
12. Other rules: curfew, phone use, lights out, and television/radio use (for Family emergency housings) parental responsibility for children at all times, etc.

After the Client has read (or been provided assistance to read) the “Clients Rights and Responsibilities and Grievance Procedures”, consumers must sign the document. One copy must be given to the Client and the second must be kept on file.

IV. BASIC STANDARDS FOR EMERGENCY HOMELESS SHELTERS

ADMINISTRATION

1. The shelter operated by a non-profit organization, must be recognized under section 501(c)(3) of the Internal Revenue Code.
2. The shelter shall not require clients to participate in religious services or other forms of religious expression.
3. The Agency's Board of Directors shall meet at least on a regular basis.
4. The shelter shall have a secure storage space for confidential documents relating to clients and personnel.
5. The shelter shall develop -and implement procedures to ensure the confidentiality of records pertaining to any individuals provided family violence prevention or treatment services.
6. The shelter shall have a policy manual which includes the shelter's purpose, population served, program description, non-discrimination policy and confidentiality statement.
7. The shelter shall provide for an evaluation of the effectiveness of the services offered, at least annually.

PERSONNEL

1. The shelter shall have a Organizational Chart of all paid staff working in the shelter. There shall be written position descriptions for each position type, which includes job responsibilities and qualifications.
2. The shelter shall have trained, on-site staff coverage during all hours the shelter is open to residents, unless individual secured units are provided.
3. All shelter staff shall receive training in at least the following:
 - a. emergency evacuation procedures
 - b. agency operating procedures
 - c. first aid procedures
 - d. CPR
 - e. AED
 - f. SPDAT Certification
4. All direct service staff shall receive additional training in at least the following:
 - a. de-escalation training;
 - b. referral procedures to relevant community resources
 - c. Cultural Competency
5. Emergency Shelter Providers must have written Policies and Procedures that include:
 - A. **DRUG-FREE WORKPLACE**
Written drug and alcohol policies for its employees that include the following:
 - a. Drug and alcohol free workplace
 - b. Remediation for the use and/or distribution of illegal substances

B. CRIMINAL RECORD CHECKS AND CHILD ABUSE CLEARANCES

Single Adult Providers: All program staff and volunteers must obtain Level 2 criminal record checks *prior to hire and at five (5) year intervals thereafter.*

Family Providers: All program staff and volunteers in emergency housing programs serving children must obtain Level 2 criminal record checks *prior to hire and at five (5) year intervals thereafter.*

FACILITY

1. The shelter shall comply with applicable local fire, environmental, health, and safety standards and regulations.
2. The shelter shall be clean and in good repair.
3. The shelter shall have reasonable access to transportation services.
4. The shelter will accommodate family members together without separating them
5. The shelter shall provide a bed or crib for each guest. The shelter shall make provision for clean linens for each client. There shall be procedures to provide for the sanitizing of all linens and sleeping surfaces.
6. The shelter shall provide sufficient showers/baths, wash basins and toilets which are in proper operating condition for personal hygiene. These should be adequate for the number of people served. Clean towels, soap and toilet tissue shall be available to each client.
7. The shelter shall have private space to meet with clients.
8. The shelter shall have laundry facilities available to clients or a system available for like services.
9. The shelter shall have a fire safety plan which includes at least the following:
 - a. posted evacuation plan
 - b. fire drills, conducted at least quarterly
 - c. fire detection systems which conform to local building and fire codes
 - d. adequate fire exits
 - e. adequate emergency lighting
10. The shelter shall have adequate provision of the following services:
 - a. pest control services
 - b. removal of garbage
 - c. proper ventilation and heating/cooling systems
 - d. to ensure that entrances, exits, steps and walkways are kept clear of garbage and other debris, or hazards
11. The facility is in compliance with applicable provisions of the Americans with Disabilities Act. There is a written plan for reasonable accommodation of persons with disabilities.
12. The shelter shall make every effort to accommodate clients based on the gender in which they identify as it relates to accessing the bathing, toileting and dressing.
13. The shelter shall take into account, client's safety when placing and assigning them to a bed or a room.

FISCAL MANAGEMENT

1. There shall be an accounting system which is maintained in accordance with Generally Accepted Accounting Principles (GAAP).

2. The shelter shall have a record of accountability for client's funds or valuables the shelter is holding.
3. The shelter shall receive an annual independent audit or audit review.
4. The shelter shall have internal fiscal control procedures which are reviewed and approved by the Operating Agency Board of Directors.
5. The Operating Agency has the following insurance provisions, notices and certificates and upon request shall furnish certificates evidencing the existence of the following:
 - Worker's Compensation Certificate
 - Wage and Hour Notice
 - Unemployment Liability (if applicable)
 - Professional Liability
 - Director and Officers Liability is encouraged. Board members are informed of liability.
 - Property/Casualty for agency-owned property

FOOD SERVICE

1. Shelters providing food service shall make adequate provisions for the sanitary storage and preparation of foods.
2. Shelters providing food for infants, young children and pregnant mothers shall make provisions to meet their nutritional needs.
3. Shelters shall provide, or arrange food services to clients or make known the available services nearby.
4. Shelters preparing food and serving food shall have staff complete Food Handling Certification

HEALTH

1. The shelter shall have available at all times first aid equipment and supplies in case of a medical emergency.
2. All staff on duty shall have access to a telephone. Emergency telephone numbers shall be posted conspicuously near the telephone.
3. The shelter shall assure that at least one staff person on duty is trained in emergency first aid procedures.
4. The shelter shall have a procedure for making referrals to appropriate medical providers.
5. The shelter shall have a written policy regarding the possession and use of controlled substances as well as prescription and over the counter medication.
6. The shelter shall have a written policy regarding the control of infectious diseases, such as HIV, tuberculosis, etc.
7. The shelter shall provide a locked place for the storage of medications.

OPERATIONS

1. In addition to sleeping arrangements and food, the shelter shall provide the following basic needs:
 - a. humane care which preserves the individual dignity
 - b. a clean environment
 - c reasonable security
 - d. referrals to other agencies

2. The shelter shall have written policies for intake of clients and criteria for admitting people to the shelter.
3. The shelter shall maintain an attendance list which includes, at least, the name and sex of each person residing in the shelter.
4. The shelter shall post and read, or otherwise make known, the rules, regulations and procedures of the shelter.
5. The shelter shall post and read, or otherwise make known, the rights and responsibilities of shelter clients that shall include a grievance procedure for addressing potential violations of their rights.
6. The shelter shall report elder, disabled adult and child abuse and endangerment as required by law.
7. The shelter may only require clients to perform duties directly related to daily scheduled chores within the shelter and not require participation in activities that would benefit the organization.
8. The shelter shall provide access to a public or private telephone for use by shelter clients to make and receive calls.
9. The shelter shall maintain records to document services provided to each client.
10. The shelter shall provide accommodations for shelter clients to store personal belongings.
11. The shelter shall provide a safe, secure environment and have policies to regulate access.
12. The shelter shall have an approved policy for storing client medications that outlines safeguarding medications. A labeled refrigerator must be available for medications requiring refrigeration.
13. The shelter shall encourage the involvement of clients in the decision making processes of the shelter. This can be accomplished in a variety of ways, including having resident advisory councils to give input into the operations of the shelter, or having homeless or formerly homeless people on the board, or having homeless or formerly homeless people trained and hired as staff, or input from clients through suggestion boxes or exit surveys, etc.
14. The shelter shall allow current clients to use the shelter as a legal residence for the purpose of voter registration and the receipt of public benefits.
15. The shelter shall maintain a daily log to record at a minimum all unusual or significant incidents.
16. The shelter shall have written policies for consensual and nonconsensual searches.
17. The shelter has a policy, as well as a procedure, which addresses ADA compliance. The shelter can describe plan for accommodating persons with disabilities.
18. The shelter has a written policy regarding client possession of weapons that ensures the safety of clients, staff and volunteers. The policy should address the concealed carry law. Clients are informed of the policy.
19. The Shelter has written rules regarding leaving and returning to shelter.
20. The shelter can demonstrate that clients are given the opportunity to appeal discharge decisions. This can be information that is included on appeal forms or information that is provided as part of the intake packet to clients.
21. The shelter shall identify actions that could result in immediate discharge such as a client posing a danger to self, other residents, staff and volunteers and/or shelter property. Clients are informed of the policy.

22. Shelter staff maintains up-to-date case notes to record client or service provider contacts and client progress. Case notes are concise, factual, relevant and legible. Case notes must be recorded and placed into clients files. Case notes document at least weekly face to face contacts.

23. The shelter maintains a current case record for each client household. Clients receiving individualized assistance have case records that, in addition to basic case record documentation, include the following:

- Client assessment - SPDAT completed upon entry and exit
- Housing plan - that focuses on resolving the barriers most likely to prevent the client from successfully exiting the shelter.
- Signed consent forms for the release and exchange of information with service/housing providers identified in the case plan
- Routine case notes and documentation of ongoing services
- Documentation of routine supervisory review
- Final disposition or summary

24. The shelter collects and enters data into CMIS that is relevant to the delivery of homeless services.

25. The shelter Staff inform clients of the purpose for data collection and explain client rights concerning the collection and use of their private information.

HOTEL/MOTEL/OTHER BEDS FOR SHELTER PURPOSES

Note : These beds are not part of a supervised facility so above staffing requirements do not apply.

Hotel/motel/Other Shelter is meant to be for a short period of time. The guiding principle of emergency shelter services is to secure a safe alternative placement, as rapidly as possible, and necessary supports for all clients to achieve stable, permanent housing. A “progressive engagement” strategy that starts with a small amount of assistance to help resolve homelessness and then adds more assistance, when necessary, if the less intensive intervention is unsuccessful. Clients are informed of the standards noted below that apply to hotel/motel/other shelter beds:

- a. Staff will do their best to accommodate their interim housing needs.
- b. Agency will ensure there shall be sufficient beds so opposite sex children are not sharing beds.
- c. Agency shall ensure the hotel/motel/shelter bed has clean sheets, adequate clean blankets, clean pillows and pillowcases, clean towels, soap and toilet paper.
- d. Client must agree to be placed in one of the hotels that accept the Agency's commitment for payment.
- e. Client must agree that only the individual/family members on your initial application will be allowed to stay in the shelter bed.
- f. Client is responsible for any damage or loss of hotel/motel/other shelter property.
- g. Client understands that incidences of domestic violence will result in termination from hotel/motel/other shelter services.
- h. Client agrees to meet at least weekly with their Case Manager as well as maintain phone contact as client progresses towards obtaining permanent housing.

- i. Client agrees to develop a Housing Plan that outlines goals and action steps that support obtaining affordable housing which can be sustained.
- j. Client agrees to supervise children 24/ 7 to ensure their safety.
- k. Client agrees to check out in time or be responsible for payment for the last day of hotel/motel/other shelter stay.
- l. Client agrees no guests are allowed.
- m. Clients placed in Hotel/ Motel/Other Shelter beds will be immediately terminated for any unlawful activity or intentional destruction of property.

TRANSITIONAL HOUSING

Transitional Housing means “a program that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months.”

Transitional Housing Standards are the same as well as the following:

1. TH Program shall define a maximum client stay.
2. TH Program shall define a rent structure with no more than 30% of adjusted gross income.
3. TH Program signs occupancy agreements or subleases with all clients residing in housing.
4. TH Program Participants must meet the HUD definition of homelessness.
5. TH program must assist clients in transitioning to permanent housing.
6. TH program must provide support services throughout the duration of stay.
7. TH program will document at least weekly face to face contacts for the first four to six weeks followed by contacts at a minimum of every other week based on client needs.
8. TH program will complete the SPDAT at move in and then 30 days, 90 days, 180 days, 270 days and 365 days.

Revisions adopted by Homeless & Housing Alliance Membership - September 24, 2015
Ratified by Homeless & Housing Alliance Executive Committee -April 20, 2015
Adopted by Homeless & Housing Alliance Membership - April 23, 2015

APPENDIX

24 CFR 576.403 - Shelter and housing standards.

(a)Lead-based paint remediation and disclosure. The Lead-Based Paint Poisoning Prevention Act ([42 U.S.C. 4821-4846](#)), the Residential Lead-Based Paint Hazard Reduction Act of 1992 ([42 U.S.C. 4851-4856](#)), and implementing regulations in 24 CFR part [35](#), subparts A, B, H, J, K, M, and R apply to all shelters assisted under ESG program and all housing occupied by program participants.

(b)Minimum standards for emergency shelters. Any building for which Emergency Solutions Grant (ESG) funds are used for conversion, major rehabilitation, or other renovation, must meet state or local government safety and sanitation standards, as applicable, and the following minimum safety, sanitation, and privacy standards. Any emergency shelter that receives assistance for shelter operations must also meet the following minimum safety, sanitation, and privacy standards. The recipient may also establish standards that exceed or add to these minimum standards.

(1)Structure and materials. The shelter building must be structurally sound to protect residents from the elements and not pose any threat to health and safety of the residents. Any renovation (including major rehabilitation and conversion) carried out with ESG assistance must use Energy Star and WaterSense products and appliances.

(2)Access. The shelter must be accessible in accordance with Section 504 of the Rehabilitation Act ([29 U.S.C. 794](#)) and implementing regulations at 24 CFR part [8](#); the Fair Housing Act ([42 U.S.C. 3601et seq.](#)) and implementing regulations at 24 CFR part [100](#); and Title II of the Americans with Disabilities Act ([42 U.S.C. 12131et seq.](#)) and 28 CFR part [35](#); where applicable.

(3)Space and security. Except where the shelter is intended for day use only, the shelter must provide each program participant in the shelter with an acceptable place to sleep and adequate space and security for themselves and their belongings.

(4)Interior air quality. Each room or space within the shelter must have a natural or mechanical means of ventilation. The interior air must be free of pollutants at a level that might threaten or harm the health of residents.

(5)Water supply. The shelter's water supply must be free of contamination.

(6)Sanitary facilities. Each program participant in the shelter must have access to sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.

(7)Thermal environment. The shelter must have any necessary heating/cooling facilities in proper operating condition.

(8)Illumination and electricity. The shelter must have adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There must be sufficient electrical sources to permit the safe use of electrical appliances in the shelter.

(9)Food preparation. Food preparation areas, if any, must contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.

(10)Sanitary conditions. The shelter must be maintained in a sanitary condition.

(11)Fire safety. There must be at least one working smoke detector in each occupied unit of the shelter. Where possible, smoke detectors must be located near sleeping areas. The fire alarm system must be designed for hearing-impaired residents. All public areas of the shelter must have

at least one working smoke detector. There must also be a second means of exiting the building in the event of fire or other emergency.

(c) *Minimum standards for permanent housing.* The recipient or subrecipient cannot use ESG funds to help a program participant remain or move into housing that does not meet the minimum habitability standards provided in this paragraph (c). The recipient may also establish standards that exceed or add to these minimum standards.

(1) *Structure and materials.* The structures must be structurally sound to protect residents from the elements and not pose any threat to the health and safety of the residents.

(2) *Space and security.* Each resident must be provided adequate space and security for themselves and their belongings. Each resident must be provided an acceptable place to sleep.

(3) *Interior air quality.* Each room or space must have a natural or mechanical means of ventilation. The interior air must be free of pollutants at a level that might threaten or harm the health of residents.

(4) *Water supply.* The water supply must be free from contamination.

(5) *Sanitary facilities.* Residents must have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.

(6) *Thermal environment.* The housing must have any necessary heating/cooling facilities in proper operating condition.

(7) *Illumination and electricity.* The structure must have adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There must be sufficient electrical sources to permit the safe use of electrical appliances in the structure.

(8) *Food preparation.* All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.

(9) *Sanitary conditions.* The housing must be maintained in a sanitary condition.

(10) *Fire safety.*

(i) There must be a second means of exiting the building in the event of fire or other emergency.

(ii) Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.

(iii) The public areas of all housing must be equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, community rooms, day care centers, hallways, stairwells, and other common areas.

Appendix F – HOME ARP Allocation Plan



HOME-ARP Allocation Plan

Palm Beach County
Board of County Commissioners

February 2023



HOME-ARP Allocation Plan

Note: this document was prepared using the HOME-Allocation Plan template prescribed by the U.S. Department of Housing and Urban Development (HUD).

Describe the consultation process including methods used and dates of consultation:

Palm Beach County Department of Housing and Economic Development (HED) conducted virtual a presentation on HOME ARP October 21, 2021 at the monthly Continuum of Care (CoC) / Homeless and Housing Alliance (HHA) Committee meeting. An additional virtual presentation was held on December 1, 2021 exclusively for all Public Housing Authorities within our jurisdiction. During each presentation, time was allotted for questions, comments, and suggestions. Additionally, virtual surveys were distributed to all agencies within the continuum on December 10, 2021, and PHA specific survey was distributed June 24, 2022. Surveys were made available a minimum of 15 days and reopened upon request. A hybrid public meeting was held January 13, 2023. The draft HOME-ARP allocation plan was made available for public review and comment starting on January 13, 2023. The allocation plan was presented to the Board of County Commissioners for approval at a public hearing on February, 7, 2023.

List the organizations consulted:

Agency/Org Consulted	Agency Type	Method of Consultation	Feedback
Adopt-a-Family	Homeless Services/Housing/ Supportive Services	CoC Meeting/Survey	Additional housing units, supportive services, and shelters are needed to address the lack of affordable housing and assist high barrier clients.
Aid to Victims of Domestic Abuse (AVDA)	Domestic Violence Services/Transitional Housing	CoC Meeting/Survey	Increase affordable rental housing, rental assistance, and supportive services.
Boynton Beach Faith Based CDC/FARTHER Outreach	Supportive Services/ HUD Housing Counseling	CoC Meeting/Survey	Increase affordable rental housing, rental assistance, and supportive services for high barrier clients.
Catholic Charities	Homeless Services/Legal Services Civil/Human Rights & Trafficking Services	CoC Meeting/Survey	No response received.
Coalition for Independent Living Options, Inc. (CILO)	Disability Support Services	CoC Meeting/Survey	Additional affordable rental housing and supportive services are needed.

Agency/Org Consulted	Agency Type	Method of Consultation	Feedback
ChildNet	Child Welfare	CoC Meeting/Survey	Additional affordable rental housing units, rental assistance, and supportive services are needed.
Children's Services Council	Youth Services	CoC Meeting/Survey	No response received.
City House of Delray	Residential Family Care	CoC Meeting/Survey	No response received.
City of Palm Beach Gardens	Local Government	CoC Meeting/Survey	No response received.
City of West Palm Beach/Vickers House	Local Government/ Homeless Services/Mainstream Benefit Assistance	CoC Meeting/Survey	Additional affordable rental housing units, rental assistance, and supportive services are needed.
Community Partners	Mental Health Services/Transitional Housing	CoC Meeting/Survey	No response received.
Compass Community Center	LGBTQ/HIV/AIDS Advocacy & Supportive Services	CoC Meeting/Survey	Additional affordable rental housing units, rental assistance, and supportive services are needed.
Criminal Justice Commission	Law Enforcement	CoC Meeting/Survey	No response received.
CROS Ministries	Food Pantry	CoC Meeting/Survey	No response received.
Department of Children & Families (DCF)	Child Welfare	Response to draft allocation plan	Additional affordable rental housing units, rental assistance, and supportive services are needed for families seeking reunification and young adults 18-25 without a safe permanent home.
Delray Police Department	Law Enforcement/Homeless Services	CoC Meeting/Survey	No response received.
Families First of Palm Beach County	Housing/Behavioral Health/ Supportive Services	CoC Meeting/Survey	Increase affordable rental housing, rental assistance, and supportive services.
Family Promise North Palm Beach County	Homeless/ Supportive Services	CoC Meeting/Survey	No response received.
Family Promise South Palm Beach County	Homeless/ Supportive Services	CoC Meeting/Survey	Additional housing units, supportive services, are needed to address the lack of

Agency/Org Consulted	Agency Type	Method of Consultation	Feedback
			affordable housing and assist high barrier clients.
Farmworker Coordinating Council	Food pantry/ Rental & Utility Assistance/Micro Loans	CoC Meeting/Survey	No response received.
Feeding Hope Village	Food Pantry	CoC Meeting/Survey	No response received.
Florida Rural Legal Services	Fair Housing/Civil Rights/Legal Services	CoC Meeting/Survey	No response received.
Gulfstream Goodwill (GGI)	Homeless/Supportive Services/ Emergency Shelter/Rapid Re-Housing/ Permanent Supportive Housing	CoC Meeting/Survey	Additional housing units, supportive services, are needed to address the lack of affordable housing and assist high barrier clients.
Health Council of SE Florida	Health Care Provider	CoC Meeting/Survey	Increase affordable rental housing units and supportive services.
Interfaith Committee for Social Services	Hygiene & Personal Services	CoC Meeting/Survey	No response received.
Judge Kathleen Kroll	15 th Circuit Court, Juvenile Division	Response to draft allocation plan	Prioritize housing for young adults 18-25 including those exiting Juvenile Justice commitment facilities.
Legal Aid Society	Fair Housing/Legal Services	CoC Meeting/Survey	No response received.
Office of Regional Counsel	Legal Services	CoC Meeting/Survey	No response received.
Operation 120	Veteran Housing	CoC Meeting/Survey	No response received.
Palm Beach County Community Alliance	Child and Family Advocacy	Response to draft allocation plan	Housing for youth aging out of foster care and families seeking reunification.
Palm Beach County Homeless Coalition	Homeless Advocacy	CoC Meeting/Survey	No response received.
Palm Beach County Housing Authority	Public Housing Agency	CoC Meeting/PHA Meeting	Additional housing units for families, supportive services, are needed to address the lack of affordable housing and assist high barrier clients.
Palm Beach County School District	K-12 Education	CoC Meeting/Survey	Additional affordable rental housing and

Agency/Org Consulted	Agency Type	Method of Consultation	Feedback
			supportive services are needed.
Salvation Army	Homeless Services/Emergency Shelter	CoC Meeting/Survey	No response received.
South East Behavioral Health Network	Mental Health/Substance Abuse	CoC Meeting/Survey	No response received.
Speak Up for Kids	Youth Advocacy	CoC Meeting/Survey	Increase supply of affordable housing units.
South County Mental Health	Mental Health Services	CoC Meeting/Survey	No response received.
Stand Down	Veteran Emergency Shelter/Transitional Housing	CoC Meeting/Survey	Increase in affordable rental housing, tenant based rental assistance for affordable housing and supportive services.
The Senator Philip D. Lewis Center/ Homeless Resource Center (HRC)	Coordinated Entry/ Homeless Services/Emergency Shelter	CoC Meeting/Survey	Additional housing units, supportive services, are needed to address the lack of affordable housing and assist high barrier clients.
The Lords Place	Homeless Services/Prevention Services/Reentry/Street Outreach	CoC Meeting/Survey	Additional affordable rental housing and supportive services are needed.
True Fast Missionary Outreach	Faith Based Mainstream Benefit Assistance/ Community Outreach	CoC Meeting/Survey	No response received.
Vita Nova	Homeless Services/LGBTQ Advocacy/Youth Advocacy/Child Welfare	CoC Meeting/Survey	Additional affordable rental housing units, rental assistance, and supportive services is needed for high barrier clients.
Youth Advisory Board	Youth Advocacy	CoC Meeting/Survey	No response received.
Youth Empowered 2 Prosper	Youth Supportive Services	CoC Meeting/Survey	No response received.
YWCA Palm Beach County	Domestic Violence Services/ Emergency Shelter/ Rapid Re-Housing	CoC Meeting/Survey	No response received.
United Way of Palm Beach County	Community Advocate/Grant Funder	CoC Meeting/Survey	No response received.

Agency/Org Consulted	Agency Type	Method of Consultation	Feedback
Urban League of Palm Beach County	Youth Supportive Services/HUD Housing Counseling/	CoC Meeting/Survey	Increase affordable rental housing units and supportive services.
Rebel Recovery	Substance Abuse Support	CoC Meeting/Survey	Increase of affordable rental housing, rental assistance, and supportive services, to assist high barrier clients
The Arc of Palm Beach County	Disability & Support Services	CoC Meeting/Survey	No response received.
Pahokee Housing Authority	Public Housing Agency	Online Survey	Additional housing units, supportive services, are needed to address the lack of affordable housing and assist high barrier clients.
St. George's Center	Food Pantry & Clothing Closet	Online Survey	Additional affordable rental housing, rental assistance, and supportive services are needed.
Palm Beach County Board of County Commissioners	Government Agency	Survey	Additional affordable rental housing, rental assistance, and supportive services are needed for clients.
National Alliance on Mental Illness	Mental Health Advocacy	Survey	Additional affordable rental housing and supportive services are needed for clients.
Church World Service Global	Faith Based Advocacy	Survey	Increase of affordable rental housing, rental assistance, and supportive services, to assist high barrier clients
Nelson & Associates, Inc. (Belle Glade Housing Authority)	PHA Property Management Firm	Survey	Increase affordable rental housing, rental assistance, and supportive services.
City of Riviera Beach Housing Authority	Public Housing Agency	PHA Meeting/Survey	Additional single units are needed for seniors.
City of West Palm Beach Housing Authority	Public Housing Agency	PHA Meeting/ Survey	No response received.

Agency/Org Consulted	Agency Type	Method of Consultation	Feedback
Delray Beach Housing Authority	Public Housing Agency	PHA Meeting/ Survey	Additional multi-bedroom units and intense ongoing support is needed.
211 Helpline	Helpline	Survey	No response received.
Area Agency on Aging	Senior/Disabled Services	Survey	No response received.
Federation of Families of Florida	Family Support/Advocacy	Survey	No response received.
Genesis Community Health	Faith Based Healthcare	Survey	No response received.
Healthcare District of Palm Beach County	Healthcare Provider	Survey	No response received.
Home Safe	Domestic Violence/ Youth Services	Survey	No response received.
Housing Partnership	Housing/Mental Health/Youth Services	Survey	No response received.
Mary's Shelter	Homeless Services	Survey	No response received.
Palm Beach Habilitation Center	Disabled Services	Survey	No response received.
Pathways to Prosperity	Faith Based Supportive Services	Survey	Increase affordable rental housing, rental assistance, and supportive services.
Palm Beach State College	Post-Secondary Education	Survey	No response received.
R.E.A.C.H	Real Estate/Housing	Survey	No response received.
Society of St. Vincent DePaul	Supportive Services	Survey	No response received.
VA Medical Center/Homeless Outreach	Healthcare/ Homeless Services	Survey	No response received.
Valley of Love Ministries	Faith Based Food Pantry	Survey	No response received.

Summarize feedback received and results of upfront consultation with these entities:

A summary of feedback from PHA's has detailed the need for studio, one and two bedroom units for clients needing intense ongoing support who are mainly black/African American seniors and families.

The preferred HOME ARP funding priorities for responding agencies within the CoC/HHA are:

- Affordable Rental Housing
- Tenant Based Rental Assistance
- Supportive Services
- Non-Congregate Shelter

Survey participants indicated their wait lists consisted of twenty or more households needing intense ongoing or bi-weekly support, which require studio, one, two, and three bedroom units. Barriers to housing clients on wait lists were the following:

- Lack of affordable rental housing
- Location of affordable rental housing
- Availability of appropriately sized rental units
- Client/family rental and/or credit history

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- **Date(s) of public notice: 12/28/2022 and 1/24/2023**
- **Public comment period: 1st notice: start date - 12/28/2022 end date - 1/27/2023**
2nd notice: start date – 1/24/2023 end date – 2/7/2023
- **Date(s) of public hearing: 1/13/2023 and 2/7/2023**

Describe the public participation process:

On December 28, 2022, a notice to the public was published in the local newspaper, and posted on all county social media platforms and emailed directly to known interested parties including CoC members. The notice sought public input in the development of the HOME_ARP Allocation Plan and advised of a public meeting to be held January 13, 2023 to that end. Local news station Channel 5 also broadcast information on the public meeting on January 13, 2023 during its morning segments. A PowerPoint presentation was delivered on the HOME-ARP program and the County's proposed funding strategies, and various mechanisms for public input were offered. Questions were accepted from the public during the presentation and time was allocated for additional questions and comments at the end of the session as well. Additionally, the public was encouraged to submit questions and comments through a special email address (hedcomments1@pbcgov.org). On January 24, 2023, a notice to the public was posted in the local newspaper, on the County website, and emailed directly to known interested parties. The notice advised of the proposed HOME-ARP action plan amendment and public hearing for approval of the HOME-ARP allocation plan to occur at a public hearing of the Board of County Commissioners on February 7, 2023. Public comments were accepted up until approval of the plan. All advertisements were published with instructions in Spanish and Creole following the department's LEP Plan.

Describe efforts to broaden public participation:

Offered options for both in-person and remote participation, and the January 24, 2023 public notice was posted in a local newspaper and on the department website (1/24/23) and distributed to known interested parties.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

Several commenters identified the need for additional affordable rental housing units, particularly for very-low income populations including the homeless. Commenters also identified the need for supportive services for at-risk populations, such as young adults ages 18-25 who are without safe permanent housing. Specifically, several commenters identified the need for affordable housing to serve youth aging out of foster care and youth exiting the justice system.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments were accepted by the County. The HOME-ARP Allocation Plan funding strategies will support activities serving needs identified by commenters.

Needs Assessment and Gaps Analysis

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

Palm Beach County's most recent Point-in-Time (PIT) count took place on February 24, 2022. Outreach teams, staff and volunteers canvassed the entire geographic area of Palm Beach County. A total of 1,404 sheltered and unsheltered homeless individuals were counted in February 2022. In 2021 the COVID-19 pandemic prevented a PIT count in Palm Beach County. The demographic composition of Palm Beach County's 2022 PIT count are as followed –

- American Indian, Alaska Native or Indigenous – 1.4% (20 individuals)
- Asian – .8% (12 individuals)
- Black, African American, or African – 52.7% (741 individuals)
- Native Hawaiian or Pacific Islander – .5% (7 individuals)
- White – 42.9% (602 individuals)
- Multiple Races – 1.6% (22 individuals)

At Risk of Homelessness as defined in 24 CFR 91.5

In Palm Beach County there were 4,798 rental units affordable to households at 30% AMI. Renter households at or below 30% AMI with 1 or more severe housing problems in Palm Beach County totals at 26,115. This reflects the need for 21,317 rental units at 30% AMI. During the past 2 years, the provision of Emergency Rental Assistance and COVID relief funds prevented over 30,783 households from experiencing homelessness.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

In Palm Beach County's 2022 PIT Count 99 individuals self-identified as fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

In Palm Beach County's 2022 Housing Inventory Count (HIC) 135 individuals were fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

In Palm Beach County there were 11,363 rental units affordable to households at 50% AMI. Renter households at 30-50% AMI with 1 or more severe housing problems in Palm Beach County totals at 27,125. This reflects the need for 15,762 rental units at 30-50% AMI

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Palm Beach County's current resources are as follow:

PBC's Continuum of Care (CoC) currently has facilities with the capacity of 414 beds for individuals, 129 beds for families with minor children, and 9 beds for Veterans. Persons served at the HRC's receive up to 90 days of Emergency Shelter (ES) stay. Individuals and families staying in Emergency Shelters receive wrap around services which include case management, health screening, linkage to services depending on need and ultimately the goal is to assist the individual and families with securing stable permanent housing. In addition to ES Permanent Supportive Housing (PSH) is provided to individuals and families. Currently there are 312 beds for individuals, 344 beds for families with children, and 644 beds for Veterans. In addition to PSH, Other Permanent Housing (OPH) is provided to families with children. Currently there are 152 beds for families with children. Transitional Housing (TH) is also provided for individuals and families with minor children. Currently we have 154 beds for individuals, 8 beds for Veterans and no current family beds. An additional housing strategy which the CoC implements is Rapid Re-Housing (RRH). RRH is a housing strategy which provides homeless individuals and families the opportunity to secure a housing unit regardless of income. The program operates with a decreasing subsidy and offers wrap around services to ensure the participant gains the necessary skills and tools to remain stably housed upon completion of the program.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Sheltered and Unsheltered homeless populations: According to the 2021 annual report from Florida's Council on Homelessness, there is a statewide shortage of affordable housing for extremely low-income (ELI) households of over 368,000. It is estimated that by 2030 Florida will lose over 35,000 low-income housing units as units due to expiration of the affordability requirements from funding sources such as tax credits and gentrification of areas traditionally populated by very-low and low-income households. The loss of affordable housing presents significant challenges to the community at large and adds to the barriers persons experiencing

homelessness face each day. In Palm Beach County, the HUD Fair Market Rent (FMR) for a two-bedroom apartment is currently at \$1,578. The actual current rental rates for units in PBC exceed FMRs by \$300+. For sheltered and unsheltered persons experiencing homelessness, this is unaffordable even in a shared housing model. In addition to the affordable housing needs, persons experiencing homelessness also deal with challenges, which include, transportation, childcare, securing employment, underemployment, mental health issues, and substance use issues. According to the 2022 Point in Time, the largest homeless population is the uncategorized homeless closely followed by family homelessness and chronic homelessness. The largest growth in the homeless population is seniors aged 62+ followed by homeless youth ages 18 to 24. Unmet housing needs for this population include affordable, safe and decent housing that can be afforded by persons who earn less than 30% of area median income as well as affordable for persons who are on disability.

At Risk of Homelessness as defined in 24 CFR 91.5

In addition to the affordable housing needs, persons at risk of homelessness also deal with challenges including transportation, childcare, securing employment, underemployment, mental health issues, and substance use issues. The at-risk population stabilized during the pandemic as over 30,000 households received emergency COVID funding that prevented households from entering the homeless system. Affordable and accessible rental units is an overwhelming demand for this population as the at-risk population is often under employed or earning minimum wage salaries.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

In addition to the affordable housing needs, persons experiencing Domestic Violence, as defined by HUD also deal with challenges that include transportation, childcare, securing employment, underemployment, mental health issues, and substance use issues. Domestic Violence victims are also in need of safe, decent and affordable units of housing that can be sustained on disability payments or low wage service jobs. Job training or re-training is a need within this population as well. Palm Beach County is fortunate to have two Domestic Violence shelters and housing providers as well as Victim's Services, a department of Palm Beach County Government. Funding for housing relocation and placement is often obtained through a partnership with Victims Services and the Office of the Attorney General Crime Victim Compensation fund. Additionally support services for victims including a Sexual Assault Response Team, Criminal justice advocacy and court accompaniment, assistance with restraining orders, therapy and support groups and support for Human Trafficking and Sexual Trafficking victims.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

In addition to the affordable housing needs, persons at greater risk of housing instability also deal with challenges which include, transportation, childcare, securing employment, underemployment, mental health issues, and substance use issues. This population was

impacted by the influx of COVID money in that many evictions were reversed due to a pilot Legal Aid program that provided for mitigation of evictions in the court system. Thus, evictions have been postponed or discontinued by the landlord and persons who would otherwise be homeless have remained stable housed.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The current data shows that there is a significant gap in both individuals and families with minor children housing needs. Almost 300 units for families with minor children are needed in order to begin to address their housing needs. In addition, almost 800 beds are needed to meet the needs of individuals currently experiencing homelessness. Due to the COVID-19 pandemic, it is that homelessness will see an increase of over 40% on a national level. We are quite certain that we will deal with this issue in PBC. This combined with the challenges we already experience which include a lack of affordable housing, a loss of current affordable housing and an increase of demand for affordable units will most certainly have a significant impact on a very vulnerable population.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

In Palm Beach County there are no additional characteristics that identify “Other Populations” that are “At Greater Risk of Housing Instability”, Palm Beach County follows what is defined in HOME-ARP Notice.

Identify priority needs for qualifying populations:

The PBC’s CoC put together a plan along with the community using the Collective Impact model to addresses the issues of homelessness. Part of the work was identifying and prioritizing the needs of persons experiencing or at risk of experiencing homelessness at higher rates than the traditional homeless population. Recommendations to address the issues by persons experiencing homelessness or at risk of experiencing homelessness were made by the community as a result of focus groups that met to examine current data and engage in robust discussion to articulate solutions. Recommendations identified during the process were Healthcare/Primary Care/Behavioral Health; Permanent Supportive Housing, Permanent Housing and Rapid Re-Housing; Wrap-Around/Support Services; Increased Community Engagement; Realignment of Funding and Investment Strategies and System Level Assessment and Changes. All of the work examined the needs of individuals, families with minor children, seniors, Veterans, youth ages 18-24, Victims of Domestic Violence and persons with disabilities.

Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan:

The gaps identified in the homeless needs inventory and gaps analysis table along with the service delivery system gaps were determined by using Point In Time count data and the Housing Inventory Count data which are both gathered annually. In addition, the CoC's Coordinated Entry process has evolved and grown in scope. Following is the process that is used to determine the level of need and then the gaps in the shelter and housing inventory as well as the service delivery system for not only homeless callers but also homeless prevention callers. Palm Beach County and the CoC seek an ambitious and achievable model of enhanced service access that seeks to change and transform our homeless services system so that people in a housing crisis are quickly and correctly connected with the most effective and appropriate services from across the continuum of resources available: homelessness prevention, community-based case management, emergency shelter, interim housing, supportive housing; rapid re-housing, and permanent supportive housing. Through Coordinated Entry, Homeless Dispatch Services and navigators at the Call Center and the Lewis Center, the efficiency and effectiveness of service delivery will be improved and evidenced through data analysis and outcome monitoring. Accurate data will drive decisions regarding allocation of resources, emerging needs, and provider engagement and accountability to a systems approach to ending homelessness. The anticipated system changes and expected results are: increased data-driven decision-making; enhanced capacity for tracking and management; shared responsibility for "hard-to-serve" clients; decreased shelter staff time devoted to phone calls/ shelter screening; improved initial assessment quality and consistency; reduced unmet need; and improved system planning and coordination, including investment based on where capacity needs to be increased.

What we know about Coordinated Entry Best Practices: Should be a phone service that can provide skilled diversion and screening. Outreach teams should be dispatched through a central location. Coordinated Entry must serve both families, singles and youth. Current information is central to this process relative to: a) Adequate screening of the individual/family/youth; b) Agency admission criteria; and c) Identification of individuals/families/youth who may have had previous entries. These best practice approaches will serve to reduce the occasions when an agency declines a referral through increased transparency and shared accountability.

Domestic Violence, Dating Violence, Sexual Assault, Human Trafficking and Stalking: The CoC and Palm Beach County recognizes that victims of dating violence, domestic violence, sexual assault, human trafficking or stalking have unique and specific needs and must be treated with respect to their individual situations. As such, the following policy will be incorporated into the service delivery flow of Coordinated Entry. The by-name list and acuity lists are products of the call center and coordinated entry. Screeners will assess for homelessness and housing crisis when clients call in for services. During this initial point of assessment, navigators will ask callers if they are currently in a safe place, have fear for their safety or are attempting to flee a potentially violent situation. Callers who identify as persons attempting to flee or fleeing dating violence, domestic violence, sexual assault, human trafficking or stalking situation will be immediately connected with the Domestic Violence agencies of the Continuum of Care including the YWCA, ADVA or Victims Services. Navigators will remain connected to the caller until a warm transfer (3 way call) can be made with the Domestic Violence agencies/hotlines. It should be noted that

victims' placement in an emergency and safe shelter is a priority. Shelter diversion will not be an option in order to avoid further risk to safety.

Staffing Pattern for Call Center: The Call Center has one main number for homeless services and prevention services and will operate Monday to Friday from 8 am to 5 pm (this is for the initial start period). If the data shows the need for expanded hours including evenings and weekends, the Call Center hours will be extended. The caller will be prompted to select the homeless prompt. The option to connect to the Lewis Center should be removed from the options, as the number of shelters in PBC does not warrant just a one prompt to the Lewis Center) Once option 1 is selected, the caller will be placed into the homeless queue for the next available navigator. The call center data logs will provide length of time on hold, number of caller disconnections, time spent with each caller and the number of calls per day. The data, when compared with the HMIS data, for referrals to services, should be identical. Furthermore, through the use of HMIS at the call center and the referral agencies, will provide the CoC to identify the results of the referrals made. The ability to do such will provide the much needed data to expand, redirect or reduce homeless services based on the need. Procedure: Each call will be answered by one of seven screeners/navigators (5 PBC; 1 GGI; 1 AAF). (2) Screeners (5) Navigators Each screener will: Triage call to identify caller's request. (verify homelessness, speak with staff at LC or Annex, checking on mail, access to donation center, seeking food or clothing, laundry services, prevention services, etc.) Once the need is identified, screener will connect caller with appropriate person to continue the navigation. Diversion away from the homeless system through Traveler's Aid or other family or individual support networks. If able to verify homelessness (see definition of homelessness for PBC) then the navigator will begin the script with the caller in an effort to glean as much information as possible to populate the HMIS system and the VI-SPDAT. A full VI-SPDAT or FVI-SPDAT should be conducted on each homeless caller. The score received must be entered into the HMIS system acuity list along with the chronicity of the caller (ie. has been documented homeless how many times and how many days over the past three years) If the caller is in the HMIS system, the contact will be added to the services within HMIS as a contact for shelter placement. Navigators must ask the question how long and how many times have you been homeless and for what length of time. A follow up question is required that asks "can any agency or police department verify your homelessness" if there is not verification in the HMIS record. If the caller is on the street, living in a place not meant for human habitation, has been discharged from a correctional or inpatient facility that lasted less than 90 days and was homeless prior to entry and on the street, the navigator will capture the location of the individual and request dispatch of a Outreach Team to the persons location after the HMIS information is completed and a request for services to Outreach is entered as a service. The Lead Navigator or the Homeless Call Center supervisor will be responsible for homeless dispatch to outreach teams. HMIS will provide a referral for outreach data sheet daily to ensure that follow up to for the requested service has been entered into the system. Each navigator will work Monday to Friday 8 am to 5 pm. Lunch hours will be covered with a minimum of three navigators and should be taken from 11:30 to 12:30 and 12:30 to 1:30. It is important to note that due to the usage of a county building, the Call Center will not be open during county holidays and call functions for coordinated entry will transfer to the Lewis Center navigators. After-hours and on weekends, the function of the call center for Coordinated Entry

will be transferred from the Call Center to the Lewis Center and calls will be navigated, using the above standards, to answer calls on the weekends and from 5 pm to 8 am Monday through Friday. The implementation of the Call Center and the use of the VI-SPDAT or FVI-SPDAT will allow appropriate homeless callers to be placed onto the acuity list for further assessment by Goodwill, Adopt-A-Family or the Lord's Place. The navigators remaining at the Lewis Center will administer the full SPDAT and have the ability to do in-person assessments or via mobile. This should provide for a streamlined process to occur and placement into emergency shelters beds to occur rapidly. The use of bed reservations will occur for HRC beds and unit reservations will occur for the family division. Hotel placement will be monitored for capacity and as units become available, will be filled with persons who have been fully assessed. The viewing on the Acuity list will be visible by all users of the coordinated entry system. The Acuity List will automatically sort based on the VI-SPDAT, Acuity and finally the full SPDAT. The SPDAT and the VI-SPDAT will be sunset at some point in the next year and the CoC continues to monitor the progress nationally for another qualified assessment instrument.

Conclusion: Palm Beach County, as in most communities, find we need to make some changes in the direction of integrating services and often must integrate systems as well. The key to successfully addressing and eliminating homelessness lies in substantive system change at the community level, which is only possible to the extent that all entities involved work in concert to eliminate access barriers and create seamless local service systems. The addition of the Call Center, the ability of the seasoned navigators at the Lewis Center to complete full assessments and the use of technology to assist in coordinated entry is essential to begin the changes needed systemically change the face of homelessness in Palm Beach County.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

After approval of the allocation plan, the County will offer HOME-funding through two funding strategies: new construction or multifamily housing, and acquisition and rehabilitation of existing properties. Solicitations will be conducted as Requests for Proposals (RFP) or Notices of Funding Availability (NOFA). RFPs are an open competitive selection process with established scoring criteria and funding recommendations made by a selection committee. NOFAs are an open first-come/first-eligible/first-funded application process. Public notification of the RFPs/NOFAs will follow county policy and be advertised in the local newspaper, posted on social media sites for the County and distributed within the HHA email list serve and to other known interested parties. The County may also identify projects for funding outside of an open formal solicitation process. All HOME-ARP funding awards will be presented to the Board of County Commissioners for review and approval.

Describe whether the PJ will administer eligible activities directly:

The PJ will not administer activities directly. Eligible activities will be administered by housing developers/providers awarded HOME-ARP funding agreements with the County.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No HOME-ARP funds were provided to subrecipients or contractors.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 7,891,211		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 876,801	10 %	15%
Total HOME ARP Allocation	\$ 8,768,012		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

HOME-ARP funds will be distributed for the development of Multifamily Housing, including projects entailing new construction and acquisition and rehabilitation; and for the acquisition and conversion of non-residential properties into residential facilities for Qualifying Populations.

New Construction of Multifamily Housing

The County will allocate HOME-ARP funds for the new construction of Multifamily Housing, including redevelopment. For purposes of HOME-ARP "Multifamily Housing" is defined as five (5) or more residential units located on a single property under common ownership. All projects must result in an increase in the County's affordable housing inventory, either through construction of new housing units on a vacant site or redevelopment of an existing developed property at increased residential density. Eligible recipients of funds are housing developers/owners, including for-profit and not-for-profit organizations, public agencies, and partnerships between the same.

Multifamily Housing projects may receive HOME-ARP funding for all housing units within the project, or may receive funding for only a subset of the total number of units in the project. Up to 30% of the total number of HOME-ARP assisted units within a project may be restricted for occupancy by Low Income tenants ($\leq 80\%$ AMI), and the balance of HOME-ARP units must be restricted for occupancy by Qualifying Populations. All HOME-ARP funded housing units will bear affordability requirements of the HOME-ARP Program for no less than thirty (30) years.

Multifamily Housing projects may be operated as customary rental housing and offer occupancy through a standard lease at affordable rents, including permanent supportive housing, or may be operated as transitional housing offering occupancy through a time-limited program with affordable rent/fees and supportive services to facilitate the transition to the next step towards housing self-sufficiency.

Rents in units occupied by Qualifying Populations, including transitional housing units, will not exceed HUD-issued HOME-ARP rent limits ($\leq 50\%$ AMI) less utility allowance, except that units occupied by a recipient of a tenant-based rental subsidy who contributes no more than 30% of income to rent may bear rents up to the maximum permitted by the subsidy program. Rents in units occupied by Low Income (80% AMI) households will not exceed the lesser of the applicable HUD Fair Market Rent or the HOME 65% AMI rent limit, less utility allowance, except that units occupied by a recipient of a tenant-based rental subsidy who contributes no more than 30% of income to rent may bear rents up to the maximum permitted by the subsidy program.

The very-low income targeting required by HOME-ARP and the associated low rents are anticipated to result in significant funding gaps in project development budgets, even when other sources of development subsidy are employed. Accordingly, the HOME-ARP funds will be provided as gap funding for project development costs. Eligible costs are those attributable to HOME-ARP housing units, including but not limited to: architectural and engineering, permitting, site improvements, construction, and establishment of an initial operating reserve. Determination of cost eligibility and reasonableness will be at the sole discretion of the County. HOME-ARP funding will be provided in the form of a low-interest loan. The loan structure and terms will be favorable and tailored to each project with the intent of assuring financial viability throughout the period of affordability.

The project developer/owner will be responsible for operation of the property throughout the period of affordability, including sourcing of any necessary operating subsidies and provision or coordination of any necessary programming and services for residents.

Acquisition and Rehabilitation of Existing Properties

The County will allocate HOME-ARP funds for the acquisition and rehabilitation of existing residential properties and conversion of non-residential properties into housing and residential facilities for Qualifying Populations. The purpose of this strategy is to create additional inventory of housing and residential facilities. Accordingly, properties which currently bear affordability requirements of any federal, state or local program are ineligible for assistance. Eligible recipients of funds are not-for-profit organizations, public agencies, and partnerships between the same.

Eligible activities include acquisition of existing Multifamily Housing properties or acquisition and conversion of non-residential properties, such as motels/hotels, to residential use. This strategy may result in the creation of "Single Room Occupancy" (SRO) units. SRO is defined as a housing unit that is the primary residence of the occupant and contains sleeping quarters and sanitary facilities within a single private dwelling space, and where food preparation facilities are provided either within the private dwelling space or within a common space shared by tenants.

All housing units assisted through this strategy must be restricted for occupancy by Qualifying Populations and bear affordability requirements of the HOME-ARP Program for no less than thirty (30) years. Projects may be operated as customary rental housing and offer occupancy through a standard lease at affordable rents, including permanent supportive housing, or as transitional housing or Non-Congregate Shelter. "Non-Congregate Shelter" is defined as one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement.

Rents in units occupied by Qualifying Populations, including transitional housing units, will not exceed HUD-issued HOME-ARP rent limits ($\leq 50\%$ AMI) less utility allowance, except that units occupied by a recipient of a tenant-based rental subsidy who contributes no more than 30% of income to rent may bear rents up to the maximum permitted by the subsidy program.

Rents in SRO units containing both sanitary and food-preparation facilities will not exceed the HUD zero-bedroom Fair Market Rent less utility allowance. Rents in SRO units containing only sanitary facilities may not exceed 75% of the HUD zero-bedroom Fair Market Rent less utility allowance.

The types of very-low income housing and residential facilities to be assisted through this strategy generate meager operational revenues and therefore have minimal debt capacity. Consequently, development costs of these types of projects must be funded primarily from subsidy sources. Projects are anticipated to have large development funding gaps even with other subsidy sources, and accordingly, the HOME-ARP funds will be provided as gap funding for project development costs. Eligible project costs include, but are not limited to: property acquisition, architectural and engineering, permitting, site improvements, construction, and establishment of an initial operating reserve. Determination of cost eligibility and reasonableness will be at the sole discretion of the County. HOME-ARP funding may be provided in the form of a forgivable loan or a low interest loan. Forgivable loans will bear no interest and require no debt service during their term. Contingent on successful compliance with HOME-ARP requirements during the period of affordability, the full amount of principal will be forgiven upon maturity. Low-interest loans will be structured with the intent of assuring financial viability of the project throughout the period of affordability.

The project developer/owner will be responsible for operation of the property throughout the period of affordability, including sourcing of any necessary operating subsidies and provision or coordination of any necessary programming and services for residents.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Upon consultation with the local CoC and reviewing survey results of local service providers it was determined the county is in need additional inventory of affordable rental housing. Data review further determined affordable rental housing is acutely needed for seniors, families with children, chronically homeless, and unhoused individuals residing in places not meant for human habitation.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Palm Beach County estimates that 91 affordable rental housing units for Qualifying Populations will be added to the local affordable housing inventory.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The County has a production goal of 91 affordable rental housing / residential facility units for Qualifying Populations and low-income households. All HOME-ARP assisted residential units will serve local priority housing needs for an affordability period of no less than 30 years.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Priority populations for HOME-ARP projects is based on the data and Coordinated Entry method discussed above. Priority will be given to: a) Seniors; b) Families with children; c) Chronically Homeless; and finally d) persons that do not met the definition of chronic homeless but are homeless and living on the street or in a place not meant for human habitation.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The CoC's Coordinated Entry process has evolved and grown in scope. Below is the process that is used to determine the level of need and then the gaps in the shelter and housing inventory as well as the service delivery system for not only homeless callers but also homeless prevention callers: Palm Beach County and the CoC seek an ambitious and achievable model of enhanced service access that seeks to change and transform our homeless services system so that people in a housing crisis are quickly and correctly connected with the most effective and appropriate services from across the continuum of resources available: homelessness prevention, community-

based case management, emergency shelter, interim housing, supportive housing; rapid re-housing, and permanent supportive housing. Through Coordinated Entry, Homeless Dispatch Services and navigators at the Call Center and the Lewis Center, the efficiency and effectiveness of service delivery will be improved and evidenced through data analysis and outcome monitoring. Accurate data will drive decisions regarding allocation of resources, emerging needs, and provider engagement and accountability to a systems approach to ending homelessness. The anticipated system changes and expected results are: increased data-driven decision-making; enhanced capacity for tracking and management; shared responsibility for “hard-to-serve” clients; decreased shelter staff time devoted to phone calls/ shelter screening; improved initial assessment quality and consistency; reduced unmet need; and improved system planning and coordination, including investment based on where capacity needs to be increased.

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ'sTh may use multiple referral methods in its HOME-ARP program. (Optional): The PJ will allow developers/operators of HOME-ARP housing/facilities to establish their own tenant selection policies that are open to all Qualifying Populations and may have selection preferences in accordance with this allocation plan. Referrals to HOME-ARP housing/facilities may be made through the County's established coordinated entry methods, and the County will recommend developer/operator coordination with the local CoC for referrals.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

All eligible qualifying populations will be included in the coordinated entry process.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Palm Beach County Human Services Division will provide the coordinated entry system for projects without a system in place. The method of prioritization will be as follows; seniors, families with children, chronically homeless, and persons that do not meet the definition of chronic homeless but are homeless living on the street or in places not meant for human habitation.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional): Not applicable.

Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The PJ will not limit eligibility at this time.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The PJ will not implement any limitations at this time.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not applicable, the PJ will not implement limitations at this time.

HOME-ARP Refinancing Guidelines

- **Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity**
Not applicable, the PJ will not utilize HOME-ARP for refinancing.
- **Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.**
Not applicable, the PJ will not utilize HOME-ARP for refinancing.
- **State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
Not applicable, the PJ will not utilize HOME-ARP for refinancing of current or additional affordable units.
- **Specify the required compliance period, whether it is the minimum 15 years or longer.**
Not applicable, the PJ will not utilize HOME-ARP for refinancing.
- **State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**
HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program including CDBG.

- **Other requirements in the PJ's guidelines, if applicable:**
Not applicable.

NOTICE OF SALE

On Thursday, January 5, 2023, at 10:50 a.m. there will be sold to the highest bidder at the premises of The AC Storage Place, 3600 S. Congress Avenue, Boynton Beach, FL (Landlord) the contents of storage spaces rented by tenants, for failure to pay rent and other charges due on the spaces. Buildings starting at 9:00 a.m. Separate bids on the contents of each storage space will be received on the date of sale and for two days prior thereto. The property to be sold is believed to include household goods, files, boxes, clothing, furniture, books, office equipment, and other miscellaneous items.

The names of the persons whose property will be sold are:

Edward Belshe
Anne Craters
Jenfe Deprie
Dana F. Proctor, Guardianship
Bryce Hunter Krieger
David Kulman
Stanley Kramer
Michael Meterson
Laurence Mirvis
Chetive Wright

Dec. 23, 2022 #02219874

INTERESTED JUDICIAL CIRCUIT,
IN COUNTY, FLORIDA

CIVIL DIVISION AG
CASE NO. 300202-AR06741XXXX-XXIB

ACTION

Substitution of this action filed by Peti-
of Florida, seeking to forfeit seized

DEFENSE

to written defenses, if any, to this
to the address is P.O. Box
02, sgilman@psa.ny, on or before
Clerk & Comptroller, Palm Beach
paper in this action, or fail to plead or
ad against you.

Joseph Abruzzo
of the Circuit Court & Comptroller,
Palm Beach County

THE 18TH JUDICIAL CIRCUIT,
IN COUNTY, FLORIDA
Case No.: 18-3222-AR-00899-XXXX-SB
Division: Family

**RESOLUTION OF MARRIAGE
SUPPORT)**

BARREAU
SHOW
or dissolution of marriage has been
submitted to serve a copy of your written
original with the clerk of this Court

in writing thereafter, if you fail to do so,
for the relief demanded in the peti-
tion how the following real or personal
"non" or, if applicable, the legal
interest in the property, and the
and the property is located)

As such, including orders, are available at
You may review these documents
Clerk's office notified of your current
in of Current Mailing and E-Mail
ived Family Law Form to a 12.915.)
ailed or e-mailed to the address(es)

Family Law Rules of Procedure,
documents and information. Failure to
to dismissal or striking pleadings.

CLERK OF THE CIRCUIT COURT
By/s/ Gole L Mil0220

COUNTY

and Economic Development (DEED) will
to the NCDE-APP Application Plan. The
to such to receive attorney fees being for
and other ancillary proceedings relating
to Department of Housing and Urban
to follow:

23-2322

my Report Card 1
Page 54/59
1/20/2023

These are active platform. To request a
23-2322-APP Application Plan and the local
to the NCDE-APP Application Plan. Please
to the following addresses to the following
reference on new documents obtain
to the Department of Housing and Urban
Communication. Communication

can long pending, all data (including
2322-2022

THE DISABILITIES ACT (ADA). THIS AD
E-MAIL. AT LEAST SEVEN DAYS
2322-2022

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		
* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision		
* If Revision, select appropriate letter(s): * Other (Specify): 		
* 3. Date Received: 		4. Applicant Identifier:
5a. Federal Entity Identifier: 		5b. Federal Award Identifier:
State Use Only: 6. State Received by State: 7. State Application Identifier:		
8. APPLICANT INFORMATION:		
* a. Legal Name:		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 		* c. UFI:
d. Address:		
* Street1:		
* Street2:		
* City:		
* County/Parish:		
* State:		
* Province:		
* Country:		
* Zip / Postal Code:		
e. Organizational Unit:		
Department Name: 		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:		* First Name:
Middle Name:		
* Last Name:		
Suffix:		
Title:		
Organizational Affiliation: 		
* Telephone Number:		Fax Number:
* Email:		

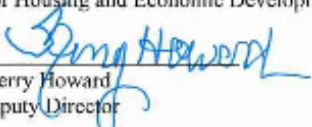
Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: B: County Government	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
* 10. Name of Federal Agency: Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14-239	
CFDA Title: HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP)	
* 12. Funding Opportunity Number: 	
* Title: 	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
* 15. Descriptive Title of Applicant's Project: SBO's HOME-ARP program will increase the inventory of housing and residential facilities for qualifying populations through new construction, acquisition/rehabilitation & program administration.	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	FL-018, FL-020, FL-021, FL-022
* b. Program/Project	FL-018, FL-020, FL-021, FL-022
Attach an additional list of Program/Project Congressional Districts if needed.	
Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date:	09/20/2021
* b. End Date:	09/30/2030
18. Estimated Funding (\$):	
* a. Federal	8,768,012.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	8,768,012.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 02/07/2023.	
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
☐ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No	
If "Yes", provide explanation and attach	
Add Attachment Delete Attachment View Attachment	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
☒ ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr. * First Name: Jonathan
Middle Name:	B
* Last Name:	Brown
Suffix:	
* Title:	Director
* Telephone Number:	561-233-3602
Fax Number:	
* Email:	jbrown2@pb.gov.org
* Signature of Authorized Representative:	Jonathan Brown
* Date Signed:	2/16/2023

Approved as to Form
And Legal Sufficiency

By: 
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Dept. of Housing and Economic Development

By: 
Sherry Howard
Deputy Director

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

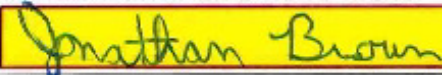
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

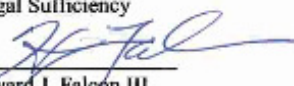
1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of persons or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4733) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1985-1986), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1606 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 278a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§468a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

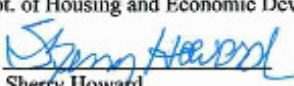
SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director
APPLICANT ORGANIZATION Palm Beach County	DATE SUBMITTED 2/16/2023

Standard Form 424B (Rev. 7-97) Back

Approved as to Form
And Legal Sufficiency

By: 
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Dept. of Housing and Economic Development

By: 
Sherry Howard
Deputy Director

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0099
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§1601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-295), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1966 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

Authorized for Local Reproduction

Standard Form 424D (Rev. 7-97)
Prescribed by GSA Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-645) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11890; (d) evaluation of flood hazards in floodplains in accordance with EO 11986; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1988 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1986, as amended (16 U.S.C. §470), EO 11583 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act/Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

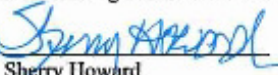
SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director
APPLICANT ORGANIZATION Palm Beach County	DATE SUBMITTED 2/16/2023

SF-424D (Rev. 7-97) Back

Approved as to Form
And Legal Sufficiency

By: 
Howard J. Falcon III
Chief Assistant County Attorney

Approved as to Terms and Conditions
Dept. of Housing and Economic Development

By: 
Sherry Howard
Deputy Director

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing —The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying —To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

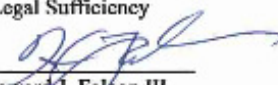
HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.


Signature of Authorized Official

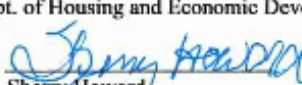
2/16/2023
Date

Director, PBC Housing and Economic Development
Title

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And Legal Sufficiency

By: 
Howard J. Falcon III
Chief Assistant County Attorney

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Dept. of Housing and Economic Development

By: 
Sherry Howard
Deputy Director

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

HOME ARP Grant Agreement

Title II of the Cranston-Gonzalez National Affordable Housing Act
Assistance Listings #14.239 – HOME Investment Partnerships Program

1. Grantee Name and Address Palm Beach County 301 N Olive Avenue West Palm Beach, FL 33401-4700		2. Grant Number (Federal Award Identification Number (FAIN)) M21-UP120215	
		3a. Tax Identification Number 595000785	3b. Unique Entity Identifier (formerly DUNS) 078470481
		4. Appropriation Number 861/50205	5. Budget Period Start and End Date FY 2021 – 09/30/2030
6. Previous Obligation (Enter "0" for Initial FY allocation)			\$0
a. Formula Funds			\$
7. Current Transaction (+ or -)			\$8,788,012.00
a. Administrative and Planning Funds Available on Federal Award Date			\$438,400.60
b. Balance of Administrative and Planning Funds			\$876,801.20
c. Balance of Formula Funds			\$7,462,810.20
8. Revised Obligation			\$
a. Formula Funds			\$
9. Special Conditions (check applicable box) ☐ Not applicable ☐ Attached			10. Federal Award Date (HUD Official's Signature Date) 09/22/2021
11. Indirect Cost Rate*			12. Period of Performance Date in Box #10 - 09/30/2030
Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base	
—	—%		
—	—%		
—	—%		
—	—%		

* If funding assistance will be used for payment of indirect costs pursuant to 2 CFR 200, Subpart E-Cost Principles, provide the name of the department/agency, its indirect cost rate (including if the de minimis rate is charged per 2 CFR 200.414), and the direct cost base to which the rate will be applied. Do not include cost rates for subrecipients.

The HOME-ARP Grant Agreement (the "Agreement") between the Department of Housing and Urban Development (HUD) and the Grantee is made pursuant to the authority of the HOME Investment Partnerships Act (42 U.S.C. 12701 et seq.) and Section 3205 of the American Rescue Plan (P.L. 117-2) (ARP). HUD regulations at 24 CFR part 92 (as may be amended from time to time), the CPD Notice entitled "Requirements for the Use of Funds in the HOME-American Rescue Plan Program" (HOME-ARP Implementation Notice), the Grantee's HOME-ARP allocation plan (as of the date of HUD's approval), and this HOME-ARP Grant Agreement, form HUD-40009a, including any special conditions (in accordance with 2 CFR 200.200), constitute part of this Agreement. HUD's payment of funds under this Agreement is subject to the Grantee's compliance with HUD's electronic funds transfer and information reporting procedures issued pursuant to 24 CFR 92.502 and the HOME-ARP Implementation Notice. To the extent authorized by HUD regulations at 24 CFR part 92, HUD may, by its execution of an amendment, designate funds previously awarded to the Grantee without the Grantee's execution of the amendment or other consent. The Grantee agrees that funds involved in HOME-ARP activities under the HOME-ARP Implementation Notice are repayable in accordance with the requirements of the HOME-ARP Implementation Notice. The Grantee agrees to assume all of the responsibility for environmental review, decision making, and actions, as specified and required in regulation at 24 CFR 92.352 and 24 CFR Part 58, as well as the HOME-ARP Implementation Notice.

The Grantee must comply with the applicable requirements at 2 CFR part 200, as amended, that are incorporated by the program regulations and the HOME-ARP Implementation Notice, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations or HOME-ARP Implementation Notice, activities carried out under the grant after the effective date of the 2 CFR part 200 amendments will be governed by the 2 CFR part 200 requirements, as replaced or renumbered by the part 200 amendments.

The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Uniformed Numbering System and System for Award Management (SAM) requirements in Appendix I to 2 CFR part 200, and the Federal Funding Accountability and Transparency Act (FFATA) in Appendix A to 2 CFR part 170.

Funds remaining in the grantee's Treasury account after the end of the budget period will be cancelled and therefore not available for obligation or expenditure for any purpose. Per 31 U.S.C. 1552, the Grantee shall not incur any obligations to be paid with such assistance after the end of the Budget Period.

13. For the U.S. Department of HUD (Name and Title of Authorized Official) Ann D. Chavis, CPD Director		15. Date 09/22/2021
16. For the Grantee (Name and Title of Authorized Official) Jonathan Brown, Director, PBC HED		17. Signature Jonathan Brown
19. Check one: ☒ Initial Agreement ☐ Amendment #		18. Date 2/16/2023

20. Funding Information:			
Source of Funds 2021	Appropriation Code 861/50205	PAS Code HMX	Amount \$8,788,012.00

21. Additional Requirements: These additional requirements are attached and incorporated into this Agreement. The Grantee agrees to these additional requirements on the use of the funds in 7., as may be amended from time to time by the Secretary.

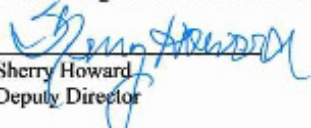
- a) As of the Federal Award Date, the Grantee may use up to the amount identified in 7.a. of this Agreement for eligible administrative and planning costs in accordance with the HOME-ARP Implementation Notice.
- b) Until the date of HUD's acceptance of the Grantee's HOME-ARP allocation plan, the Grantee agrees that it will not obligate or expend any funds for non-administrative and planning costs, in accordance with the HOME-ARP Implementation Notice.
- c) In accordance with the HOME-ARP Implementation Notice, as of the date of acceptance by HUD of the Grantee's HOME-ARP allocation plan, HUD shall make the amount identified in line 7. of this Agreement available to the Grantee.
- d) If the Grantee does not submit a HOME-ARP allocation plan or if the Grantee's HOME-ARP allocation plan is not accepted within a reasonable period of time, as determined by HUD, the Grantee agrees that all costs incurred and HOME-ARP funds expended by the Grantee will be ineligible costs and will be repaid with non-Federal funds.

22. Special Conditions

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And Legal Sufficiency

By: 
Howard J. Falcon III
Chief Assistant County Attorney

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Dept. of Housing and Economic Development

By: 
Sherry Howard
Deputy Director



**Palm Beach County
Board of County
Commissioners**



Palm Beach County
Department of Housing and Economic Development
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406
www.pbc.gov/hed