



FY 2019-2020 Action Plan



Palm Beach County Department of Housing
and Economic Sustainability
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406
www.discover.pbcgov.org/hes

July 2019



**PALM BEACH COUNTY
FY 2019-2020 ACTION PLAN**

**Palm Beach County
Board of County Commissioners**

Mack Bernard, Mayor
Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

July 2019



IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT, THIS DOCUMENT MAY BE REQUESTED IN AN ALTERNATE FORMAT. PLEASE CONTACT DHES AT (561) 233-3600.

This page intentionally left blank

**PALM BEACH COUNTY FY 2019-2020 ACTION PLAN
TABLE OF CONTENTS**

Executive Summary		
AP-05	Executive Summary.....	i
AP-25	SF-424s – Applications for Federal Assistance	
The Process		
PR-05	Lead & Responsible Agencies.....	1
AP-10	Consultation.....	2
AP-12	Citizen Participation.....	10
FY 2017-2018 Annual Action Plan		
AP-15	Expected Resources.....	13
AP-20	Annual Goals and Objectives.....	18
AP-35	Projects.....	21
AP-38	Projects Summary	23
AP-50	Geographic Distribution.....	36
AP-55	Affordable Housing.....	50
AP-60	Public Housing.....	53
AP-65	Homeless and Other Special Needs Activities.....	57
AP-75	Barriers to Affordable Housing.....	62
AP-85	Other Actions.....	64
	a. Actions planned to address obstacles to meeting underserved needs.....	64
	b. Actions planned to foster and maintain affordable housing.....	65
	c. Actions planned to reduce lead-based paint hazards.....	66
	d. Actions planned to reduce the number of poverty level families.....	67
	e. Action planned to develop institutional structures.....	69
	f. Actions planned to enhance coordination between public and private housing and social service agencies.....	70
AP-90	Program Specific Requirements.....	72
	Community Development Block Grant.....	72
	HOME Investment Partnership Program.....	73
	Emergency Solutions Grant	75
APPENDICES		
I	Certifications.....	79
II	Citizen Participation Comments.....	93
III	HOME Program Description	101
IV	Section 108 Loan Program	107
V	Summary of Analysis of Impediments to Fair Housing Choice.....	111
VI	PBC Homeless and Housing Alliance ESG Standards	117

This page intentionally left blank

AP-05 Executive Summary - 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 Action Plan to HUD by August 16 of each year. For FY 2019-2020, HUD published the following formula grant awards for Palm Beach County: Community Development Block Grant (CDBG) - \$6,406,686; HOME Investment Partnership (HOME) - \$2,145,072; and Emergency Solutions Grant (ESG) - \$546,649. The Action Plan 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 Consolidated Plan. The Palm Beach County Urban County Program Jurisdiction comprises all areas of unincorporated Palm Beach County as well as 29 municipalities that have signed inter-local agreements with the County. The Department of Housing and Economic Sustainability (DHES) is the lead agency responsible for the consolidated planning process. The development of the Action Plan involves DHES collaborating with the 29 municipalities, other county departments, service providers, private industry, advocacy groups, the 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 Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes to be realized from the use of CDBG, HOME and ESG funds identified in the FY 2019–2020 Action Plan are identified on the chart below.

Goal Name	Objective	Needs Addressed	Goal Outcome Indicator
Affordable Homeownership	Decent, Affordable Housing	Homeownership	Addition of 20 single-family homeownership units.
Public Services	Suitable Living Environment	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit available to 548 persons
Special Needs Services	Suitable Living Environment	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit available to 216 persons.
Homeless Prevention	Decent, Affordable Housing	Homeless Assistance	Tenant-based rental assistance/ Rapid Re-housing made affordable to 179 households.
Homeless Services	Suitable Living Environment	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit made available to 3,823 persons.
Fair Housing Activities	Suitable Living Environment	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit to be available to 28 households.

Goal Name	Objective	Needs Addressed	Goal Outcome Indicator
Public Facilities	Suitable Living Environment	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit to be accessible to 62,540 persons
Public Infrastructure	Suitable Living Environment	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit to be accessible/available to 15,536 persons.
Code Enforcement	Suitable Living Environment	Non-Housing Community Development	Other: contribute to sustaining communities with an estimated 30,396 persons.
Economic Development Services	Economic Opportunities	Economic Development	Jobs created/retained: 15 Jobs
Economic Development Assistance	Economic Opportunities	Economic Development	Jobs created/retained: 22.5 fte jobs Businesses assisted: 105 businesses

3. Evaluation of past performance

FY 2017-2018 was the third year of the County's FY 2015-2020 Consolidated Plan. The current fiscal year began on October 1, 2018, and therefore had only completed seven months when preparation for the FY 2019-2020 Action Plan commenced. The chart below shows the extent to which the County achieved the targets set forth in the FY 2017-2018 Action Plan. The review shows the accomplishments achieved under the following categories: Economic Development, Capital Improvements, Housing, Homeless, Special Needs Services and Public Services.

Category		Unit	FY 2017-2018		Percent Realized
			Target	Actual	
Economic Development	Economic Development Services	FTE Jobs	350	27	8%
	Economic Development Assistance	FTE Jobs	18	19	105%
	Total Economic Development (Jobs)	FTE Jobs	368	46	12%
	Economic Development Services	Businesses	0	629	--
	Economic Development Assistance	Businesses	160	228	142%
	Total Economic Development (Businesses)	Businesses	160	857	536%
Capital Improvements	Infrastructure	Persons	2,065	23,360	1,131%
	Public Facilities	Persons	35,032	38,860	111%
	Total Capital Improvements	Persons	37,097	62,220	168%
Housing	Homeownership (Acquisition)	Households	2	119	5,950%
	Homeownership (Rehabilitation)	Households	0	23	--
	Rental (Units Constructed)	Units	6	0	0%
	Rental (Units Rehabilitated)	Units	0	335	--
	Rental Assistance	Households	143	118	82%

Category		Unit	FY 2017-2018		Percent Realized
			Target	Actual	
	Total Housing	Households	151	595	394%
Homeless	Services	Persons	4,448	4,109	92%
	Prevention	Persons	143	189	132%
	Total Homeless		4,591	4,298	94%
Special Needs	Services	Persons	183	201	110%
Public Services	General	Persons	816	1,263	155%

4. Summary of citizen participation process and consultation process

A total of 6 public meetings were held by Palm Beach County as part of its Action Plan public participation process. The first two meetings (held on March 11, 2019 and March 13, 2019, allow members of the public to review and comment on the funding strategies to be used to distribute funding under the CDBG, HOME and ESG Programs as well as activities proposed to be funded to enable the County to realize its community development objectives. The third meeting held on April 30, 2019 presented the Action Plan Strategies discussed at the previous two meetings to the Board of County Commissioners for discussion and final directions. Two public meetings, held on May 21, 2019 and May 22, 2019 (meetings 4 and 5) were held to present the draft Action Plan to the public and to garner comments. Finally, at a meeting held on July 2, 2019 (meeting 6), the FY 2019-2020 Action Plan was presented to the Board of County Commissioners for final approval.

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

In addition to the six public meetings noted above, DHES also solicited public input from interested groups by making presentations and providing information to the following groups: The Affordable Housing Collaborative, the Housing and Homeless Alliance, the Housing Leadership Council, the Countywide Community Revitalization Team, the Special Needs Advisory Coalition, and the Glades Technical Advisory Committee.

5. Summary of public comments

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

- The County should use CDBG to fund the installation of on-site and off-site infrastructure which support construction of new affordable housing developments
- Support the preservation of the existing housing stock by directing some HOME Program funds towards acquiring and rehabilitating homes in older neighborhoods of the County, after which, the homes are sold to eligible homeowners and an affordability period enforced.
- Make funding available for infill housing.
- Make more funding available for housing rehabilitation.

- Ensure that the housing programs funded under the consolidated plan fits into a comprehensive housing plan for the county and the overall accomplishments reported.
- Allocate CDBG administration funding to municipalities due to their expanded role in project implementation/activity delivery.
- Since HUD funding under the CDBG, HOME and ESG Programs are population driven, everyone should be encouraged to participate in the 2020 census.
- Provide Cash flow gap financing for affordable housing.
- Support housing for disabled adults.
- Make available funding for housing rehabilitation in the Glades.

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 Action Plan where applicable.

7. Summary

The FY 2019-2020 Action Plan addresses eleven (11) of the goals identified in the FY 2015–2020 Five Year Consolidated Plan. The goals addressed are: Affordable Homeownership, Public Services, Special Needs Services, Homeless Prevention, Homeless Services, Fair Housing Activities, Public Facilities, Public Infrastructure, Code Enforcement, Economic Development Services, and Economic Development Assistance. The citizen participation process garnered public input that helped shape the funding strategies and activities that are included in the final Action Plan.

AD-25 ADMINISTRATION

- **SF-424 – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**



This page intentionally left blank

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
---	---	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: B-19-UC-12-0004
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
---	--

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
--	--

8. APPLICANT INFORMATION:

* a. Legal Name: Palm Beach County Board of County Commissioners

* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000785	* c. Organizational DUNS: 0784704810000
--	---

d. Address:

* Street1: 100 Australian Avenue
Street2: Suite 500
* City: West Palm Beach
County/Parish: Palm Beach
* State: FL: Florida
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 33406-1485

e. Organizational Unit:

Department Name: Housing & Econ. Sustainability	Division Name:
--	-----------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.	* First Name: Jonathan
Middle Name: B	
* Last Name: Brown	
Suffix:	

Title: Director

Organizational Affiliation:

* Telephone Number: 561-233-3602	Fax Number: 561-233-3651
---	---------------------------------

* Email: jbrown2@pbcgov.org

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:

14-218

CFDA Title:

Community Development Block Grant Program

*** 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:**

Palm Beach County's CDBG Program activities include, public facilities and infrastructure, public services, economic development, code enforcement, 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 **18,20,21,22**

* b. Program/Project **18,20,21,22**

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	6,406,686.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	30,000.00
* g. TOTAL	6,436,686.00

*** 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

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 218, 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: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

This page intentionally left blank

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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.

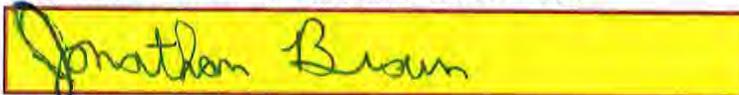
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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. §§4728-4763) 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. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence 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. 92-255), 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.

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. 91-646) 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 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).
16. 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.
17. 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. §§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 08/05/2019

AD-25 ADMINISTRATION

- **SF-424 – EMERGENCY SOLUTIONS GRANT (ESG)**



This page intentionally left blank

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:

E-19-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:**

Palm Beach County Board of County Commissioners

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000785

*** c. Organizational DUNS:**

0784704810000

d. Address:

*** Street1:**

100 Australian Avenue

Street2:

Suite 500

*** City:**

West Palm Beach

County/Parish:

Palm Beach

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

33406-1485

e. Organizational Unit:

Department Name:

Housing & Econ. Sustainability

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Jonathan

Middle Name:

B

*** Last Name:**

Brown

Suffix:

Title:

Director

Organizational Affiliation:

*** Telephone Number:**

561-233-3602

Fax Number:

561-233-3651

*** Email:**

jbrown2@pbcgov.org

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:

14-231

CFDA Title:

Emergency Solutions Grant Program

*** 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:**

Palm Beach County's ESG Program provides services to the homeless and those at risk of homelessness through supporting emergency shelters/transitional housing and rapid re-housing activities.

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 18, 20, 21, 22

* b. Program/Project 18, 20, 21, 22

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

17. Proposed Project:

* a. Start Date: 10/01/2019

* b. End Date: 09/30/2020

18. Estimated Funding (\$):

* a. Federal	546,649.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	546,649.00

* 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

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 218, 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: 561-233-3651

* Email: jbrown2@pbcgov.org

* Signature of Authorized Representative: Jonathan Brown

* Date Signed: 8/5/19

This page intentionally left blank

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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.

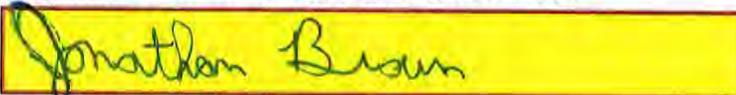
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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:

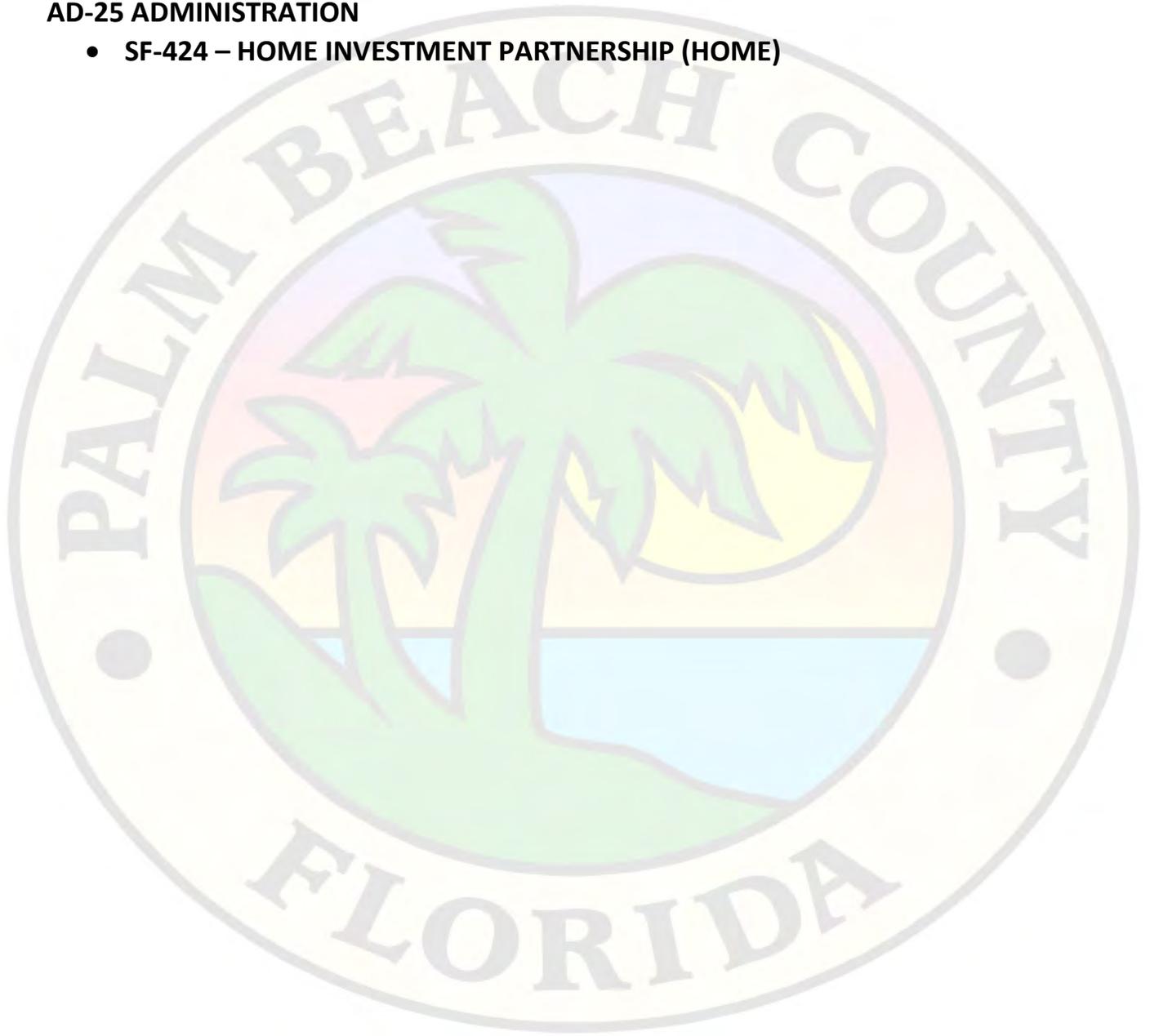
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give 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. §§4728-4763) 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. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence 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. 92-255), 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.

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. 91-646) 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 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).
16. 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.
17. 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. §§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 08/05/2019

AD-25 ADMINISTRATION

- **SF-424 – HOME INVESTMENT PARTNERSHIP (HOME)**



This page intentionally left blank

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:

M-19-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:

Palm Beach County Board of County Commissioners

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000785

* c. Organizational DUNS:

0784704810000

d. Address:

* Street1:

100 Australian Avenue

Street2:

Suite 500

* City:

West Palm Beach

County/Parish:

Palm Beach

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

33406-1485

e. Organizational Unit:

Department Name:

Housing & Econ. Sustainability

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Jonathan

Middle Name:

B

* Last Name:

Brown

Suffix:

Title:

Director

Organizational Affiliation:

* Telephone Number:

561-233-3602

Fax Number:

561-233-3651

* Email:

jbrown2@pbcgov.org

Application for Federal Assistance SF-424

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

B: County Government

Type of Applicant 2: Select Applicant Type:
[Empty field]

Type of Applicant 3: Select Applicant Type:
[Empty field]

* Other (specify):
[Empty field]

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

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:
HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

[Redacted]

* Title:
[Redacted]

13. Competition Identification Number:

[Empty field]

Title:
[Empty field]

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

[Empty field]

Add Attachment

Delete Attachment

View Attachment

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

Palm Beach County's HOME Program activities include assistance to developers of affordable housing, first time home buyers, tenant-based rental assistance 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 **18,20,21,22**

* b. Program/Project **18,20,21,22**

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,145,072.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="2,145,072.00"/>

*** 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

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 218, 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: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

This page intentionally left blank

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

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.

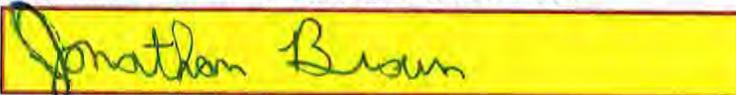
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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. §§4728-4763) 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. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence 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. 92-255), 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.

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. 91-646) 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 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).
16. 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.
17. 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. §§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 08/05/2019

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	Palm Beach County	Housing and Economic Sustainability
HOME	Palm Beach County	Housing and Economic Sustainability
ESG	Palm Beach County	Community Services

Table 1 – Responsible Agencies

Narrative

The Department of Housing and Economic Sustainability (DHES) is the agency responsible for preparing the Action Plan. The Department of Community Services, Division of Human and Veteran Services (DHVS), administers the ESG Program and prepares those sections of the Action Plan that related to the ESG Program. DHES 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 DHES.

Consolidated Plan Public Contact Information

Jonathan B. Brown, Director, Department of Housing and Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

The remainder of this page intentionally left blank

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

1. Introduction

Palm Beach County 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 Action Plan processes. Citizen participation is strongly encouraged throughout the planning process. For the FY 2019-2020 Action Plan consultation included a combination of meetings with county partners, including non-profits subrecipients and municipalities. Specifically, information was disseminated and input sought through community meetings to gather community input, meetings with the Board of County Commissioners (BCC) for input, newspaper advertisements, website announcements, and public meetings to solicit comments on the draft Action Plan. Approval of the Action Plan was requested at a BCC Public Hearing held on July 2, 2019.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Palm Beach County (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. PBC will continue to utilize SHIP and HOME funding for the development of affordable housing. DHES collaborates with other County departments, community partners, and various housing providers to revise existing County’s policies and create new policies as they relate to the provision of affordable and workforce housing for county residents.

DHES provides funding to public housing authorities within the jurisdiction to assist the upgrading and maintaining of their housing stock. Coordination between the County and the public housing providers is heightened by the requirement for Housing Authorities to obtain a determination from the County ensuring their annual plans and strategies are consistent with the goals of the County’s Consolidated Plan.

DHES collaborates with Florida Health Palm Beach County and with Florida Health Bureau of Environmental Toxicology 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 DHES.

DHES works with numerous local municipalities in establishing CDBG target areas within the municipalities. The County coordinates with the municipalities to identify eligible projects to be undertaken in these areas

The County 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. DHES provides funding to two (2) agencies that provide services to the mentally and/or physically disabled population.

The County has inter-local agreements with 29 municipalities through the Urban County Qualification Program. Of these, 10 have CDBG Target Areas. Over the course of the Action Plan preparation process, the County consults with all municipalities to identify community needs and potential uses of funding. In some instances, municipalities directly implement Plan 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.

Palm Beach County's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The HHA is a community-based organization whose mission is to plan for and manage homeless assistance resources and programs effectively and efficiently in order to end homelessness in Palm Beach County. The 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 is governed by an Executive Committee chartered to be made up of at least nine (9) members but no more than twenty-one (21). It has dedicated seats for funders, formerly homeless persons, domestic violence service providers, faith based service providers, veteran service providers, family service providers, and the Chair of the HMIS Oversight Subcommittee. The HHA has several committees and task groups which have various roles and responsibilities. These committees include HMIS Oversight, Membership, Housing Inventory/Unmet Needs, Training, Financial Services and Standard Policies and Procedures. The HHA also sets the priorities for ESG funding and develops policies and performance standards for program evaluation. The current ESG properties are emergency shelter for individuals and Rapid Rehousing for families. The County's Division of Human and Veteran Services (DHVS) serve as the Lead Agency for the HHA.

The application for funding under the state funded Challenge Grant Program is jointly prepared by the HHA and PBC Department of Community Services (DCS). 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 DCS administers the EFS Program.

The County's various Rapid Re-Housing Programs and the Tenant Based Rental Program are a direct result of a coordinated effort between the County, the HHA and the service providers that operate these programs.

The Palm Beach County Sheriff's Office (PBCSO) is a member of the HHA. Furthermore, Palm Beach County Sheriff's Office in coordination with the Lewis Center has developed a discharge process that permits

individuals who were homeless prior to incarceration to participate in the HHA's Homeless Service Programs. Prior to being released, the County's Outreach Team meets with the inmate and coordinates with community partners to arrange for shelter and support services.

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

The HHA will continue to coordinate with the Department of Children and Families (DCF), ChildNet, and service providers to establish a method to facilitate the transition of youths aging out of foster care. The method will facilitate transition from the foster care system to self-sufficiency for unaccompanied youth ages 18 to 25. At present, there is three facilities within PBC that provide shelter and support services for this population.

The HHA is working with the Lewis Center to develop a plan for the discharge of patients from health and mental institutions. The County is exploring the establishment of an emergency respite housing facility for this population.

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

PBC Division of Human and Veteran Services (DHVS) requests that the HHA Executive Committee prioritize the eligible ESG components and provide direction as to how the ESG award should be allocated for the upcoming program year. The Executive Committee's recommended priorities and distribution method are brought before the entire HHA for final approval. Once the priorities and the distribution method are approved, the following actions are conducted by DHVS:

- A Request for Proposals (RFP) and a scoring tool is developed and an appeal process is established.
- The RFP is issued and posted on the County's and HHA's website.
- A Technical Assistance Meeting is conducted for all interested applicants.
- A Non-Conflict Grant Review Committee with one member being either homeless or formerly homeless is established by DHVS.
- Proposals are initially reviewed by DHVS to insure regulation compliance, and then forwarded for review and scoring by the Grant Review Committee.
- The Grant Review Committee scores and ranks the proposals at a public meeting and makes ESG funding recommendations based on the scoring/ranking.
- The ESG funding recommendations are forwarded to the Board of County Commissioners (BCC) for final approval.

The ESG performance standards were developed from the process the HHA utilizes to review and rank the CoC renewal applications. All applicants must have a definable program that serves the homeless and/or persons at risk of homelessness to be awarded ESG funding. All ESG projects must be an eligible activity that meets the HHA priority. The ESG applications for funding are scored on the following performance measures: project narrative, project goals and objectives, site control and compliance with zoning and land use, budget proposal, financial audit, past monitoring, HMIS data completeness and HHA participation. These performance measures are used to evaluate all homeless programs, including ESG funded projects within the Continuum.

Palm Beach County’s HMIS is funded by the County, various grants, and by user licensing fees. The HMIS Oversight Subcommittee acts as an advisory group to the HHA Executive Committee. Defining criteria, standards, and parameters for the usage and release of all data collected through HMIS, enforcing minimum data collection standards, and compiling and analyzing HMIS data are the tasks of this subcommittee. The HHA-adopted HMIS Policies and Procedures and the HMIS User Agreements were written by the subcommittee.

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Adopt-A-Family	Services-Homeless	Homeless Needs - Families with children
Aid to Victims of Domestic Abuse	Services-Victims of Domestic Violence	Homeless to Victims of Domestic Abuse
Children’s Place at Home Safe	Services-Homeless	Homelessness Needs - Unaccompanied youth
Coalition for Independent Living Options	Services-Persons with Disabilities	Non-Homeless Special Needs
ChildNet	Services-Homeless	Homelessness Strategy
Children’s Case Management	Services-Children	Public Services
Healthy Mothers/Healthy Babies	Services-Health	Public Services
The Lord’s Place	Services-Homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
Legal Aid Society of Palm Beach County, Inc.	Service-Fair Housing	Public Services - Fair Housing
Place of Hope, Inc.	Services-Homeless	Homelessness Needs - Unaccompanied youth
The Salvation Army	Services-Homeless	Homeless Needs - Chronically homeless

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Redlands Christian Migrant Organization	Services-Children	Public Services
Seagull Industries for the Disabled, Inc.	Services-Persons with Disabilities	Non-Homeless Special Needs
Sickle Cell Foundation of Palm Beach County	Services-Health	Public Services
The Urban League of Palm Beach County	Housing Counseling Services	Public Services
YWCA of Palm Beach County	Services-Victims of Domestic Violence	Homeless Needs- Victims of Domestic Abuse
Vita Nova	Services-Homeless	Homelessness Needs - Unaccompanied youth
Special Needs Advisory Coalition (SNAP)	Planning organization	Non Homeless Special needs
Community Land Trust of PBC	Housing	Housing Need Assessment
Habitat for Humanity of SPBC	Housing	Housing Need Assessment
Housing Finance Authority of PBC	Housing	Housing Need Assessment
Housing Leadership Council	Housing	Housing Need Assessment
Neighborhood Renaissance, Inc.	Housing	Housing Need Assessment
Riviera Beach CDC	Housing	Housing Need Assessment
Belle Glade Housing Authority	Housing	Housing Need Assessment
Palm Beach County Housing Authority	Housing	Housing Need Assessment
Pahokee Housing Authority	Housing	Housing Need Assessment
Palm Beach County Board of County Commissioners	Other government - County	Housing Need Assessment; Homelessness Strategy; Economic Development; Capital Improvements
City of Belle Glade	Other government - Local	Capital Improvements
City of Pahokee	Other government - Local	Capital Improvements
City of South Bay	Other government - Local	Capital Improvements
City of Lake Worth	Other government - Local	Capital Improvements
City of Greenacres	Other government - Local	Capital Improvements
City of Riviera Beach	Other government - Local	Capital Improvements
Town of Lake Park	Other government - Local	Capital Improvements
Town of Mangonia Park	Other government - Local	Capital Improvements
Village of Palm Springs	Other government - Local	Capital Improvements
Village of Royal Palm Beach	Other government - Local	Capital Improvements
Homeless and Housing Alliance PBC	Planning organization	Homelessness Strategy
Homeless Coalition, Inc.	Services-Homeless	Homelessness Strategy
Housing Partnership, Inc.	Housing	Homelessness Strategy
Gulfstream Goodwill	Services-Homeless	Homelessness Strategy
Catholic Charities	Services-Homeless	Homelessness Strategy

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
CROS Ministries	Services-Homeless	Homelessness Strategy
Family Promise of North/Central Palm Beach County, Inc.	Services-Homeless	Homeless Needs - Families with children
Family Promise of Southern Palm Beach County, Inc.	Services-Homeless	Homeless Needs - Families with children
Farmworker's Coordinating Council	Services-Homeless	Homelessness Strategy
Jerome Golden Center for Behavioral Health	Services-Homeless	Homeless Needs - Chronically homeless
Palm Beach County Community Services	Services-Homeless	Homelessness Strategy
Palm Beach County Department of Health	Services-Health	Homelessness Strategy
Palm Beach County HIV Care Council	Services-Persons with HIV/AIDS	HOPWA Strategy
Palm Beach County School District	Services-Education	Homelessness Strategy
Faith-Hope-Love-Charity	Services-Homeless	Homeless Needs-Veterans
The Lewis Center	Services-Homeless	Homeless Needs - Chronically homeless
The Ryan White Program	Services-Persons with HIV/AIDS	HOPWA Strategy
Safe Schools	Services-Homeless	Homelessness Needs - Unaccompanied youth
Program REACH	Services-Homeless	Homeless Needs - Families with children
SE Florida Behavior Network	Services-Homeless	Homelessness Needs – Mental Health
United Way of Palm Beach County	Regional Organization	Homelessness Strategy
Palm Beach State College	Publically funded institution	Homelessness Strategy
VA Medical Center	Publically funded institution	Homelessness Strategy

Table 2 – Agencies, groups, organizations who participated

DHES is a member of the Countywide Community Revitalization Team (CCRT) that coordinates County sponsored initiatives in a number of low and moderate-income areas in unincorporated PBC. Representatives of these areas, which include CDBG Target Areas, attend monthly CCRT meetings. DHES provides information to attendees on the status of the Action Plan and invites participation in the development of the Plan. Public Housing Authorities (PHA) are invited to provide information regarding affordable housing to DHES and DHES incorporates their projected performances into the Plan.

DHES made presentations to various organizations regarding the development of the Action Plan as part of the County's planning process. Agencies, municipalities, and County departments were also invited to participate in the development of the Action Plan at two public meetings held on March 11 and 13, 2019. Public comments were solicited at all presentations and public meetings. Interested entities received written notification of a Board of County Commissioners (BCC) April 30, 2019 meeting. Notices for the public meetings as well as the BCC meeting were published in the local newspaper, placed on DHES's

website and emailed to interested agencies, municipalities, and other County Departments. Notices of all public meetings relating to the Emergency Shelter Grant (ESG) Program are placed on the Community Services' as well as the HHA's website. At the April 30 BCC meeting, DHES staff and County Administration presented program strategies for FY 2019-2020. Also, in addition to the public meetings, the three public housing authorities in the County's jurisdiction were solicited to provide information for inclusion into the Action Plan and selected social service agencies were invited to submit funding applications. It was determined that the following would be implemented: CDBG funding to be allocated to economic development, municipal projects, county initiated capital projects, Special Area of Hope allocation and public service activities; HOME funding to be allocated for CHDO -administered activities, tenant -based rental assistance, and housing development, and ESG funds to be allocated to emergency shelter and transitional housing activities and HMIS.

The draft Action Plan was presented at two public meetings on May 21 and 22, 2019 which was attended by various agencies, municipalities and interested parties. A meeting notice was published in the local newspaper, placed on DHES's website, and emailed to interested parties. Input was solicited and all applicable comments were incorporated into the Action Plan. The BCC approved the County's Action Plan at a BCC Public Hearing held on July 2, 2019.

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

In seeking public input on the formulation of the Action Plan, DHES 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 (CoC)	Palm Beach County Department of Community Services/ Homeless and Housing Alliance	The CoC was designed to bring all segments of the public community together to address the needs of the homeless. CoC objectives related to the Strategic Plan are: <ul style="list-style-type: none"> • Quantify the need for homeless services • Streamline the dissemination of the availability of homeless services • Coordinate solicitations for funding • Assist in increasing capacity among service provider agencies.
Community Revitalization and Redevelopment (CCRT)	Palm Beach County Office of Community Revitalization (OCR)	The CCRT goals correlate with DHES's Strategic Plan by: <ul style="list-style-type: none"> • Coordinating and facilitating community development projects in CCRT targeted areas, many of which mirror DES's established target areas

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, any amendments to the annual plan, and performance reports. Citizen participation is solicited via one or a combination of the following: public meetings, newspaper advertisements, website postings and direct notifications. Palm Beach County encourages the participation of all its citizens, including minorities and non-English speaking persons as well as persons with disabilities. In the case of public meetings upon request prior to the meeting, the County will make available bilingual translators for the non-English speaking residents. All printed documentation incorporates a statement which informs interested parties that said documents can be made available in an alternate format. Furthermore, Palm Beach County 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 can make accommodations for persons with disabilities with a three (3) day notice.

Palm Beach County began its citizen participation and consultation process when it held its two regional meetings. The meetings were held on March 11, 2019 in Belle Glade and March 13, 2019 in West Palm Beach to discuss the CDBG, ESG, and HOME Programs. The purpose of the meetings was to generate public involvement in the plan development process. HES informed the public of these meetings by publishing a notice in the Palm Beach Post on March 3, 2019, posted the notice on the HES website, and transmitted the notice to all local municipalities and interested agencies. A separate notice was placed in the Palm Beach Post on April 14, 2019 to advise the public about a BCC workshop to be held on April 30, 2019 present funding strategies on the CDBG, ESG and HOME Programs and to receive direction from the BCC on those strategies. The Draft Action Plan was made available to the public for review via a public notice published in the Palm Beach Post on May 12, 2019 and posted to the DHES website. The notice advertised the public meetings held on May 21, 2019 in Belle Glade and May 22, 2019 in West Palm Beach to present specific funding recommendations for the FY 2019-2020 CDBG, ESG and HOME activities. The Draft Action Plan notice provided a 30-day comment period concluding prior to July 2, 2019 when the Final Action Plan was presented to the BCC for adoption at a Public Meeting. In addition to the public meetings listed above, DHES also met with the following groups to advise of the Action Plan process and to solicit their input in developing strategies to be included:

- Housing Leadership Council
- Affordable Housing Collaborative
- Countywide Community Revitalization Team
- Glades Technical Advisory Committee
- Homeless and Housing Alliance

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-targeted/ broad community	On March 11, 2019, HES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4 th Street, Belle Glade, FL. The meeting was attended by representatives of non-profit agencies, municipalities, County departments and other interested parties	No comments were received.	No comments were made at the regional Meeting.	www.pbcgov.com/hes
Public Meeting	Non-targeted/ broad community	On March 13, 2019, DHES held a Regional Meeting at 100 Australian Ave. Suite 100, West Palm Beach, FL. The meeting was attended by representatives of non-profit agencies, municipalities, and other interested parties	Questions and comments were received from attendees in regard to forthcoming actions by the County under the CDBG, HOME and ESG Programs.	All comments were acknowledged and accepted.	www.pbcgov.com/hes
Public Meeting	Non-targeted/ broad community	On April 22, 2019, the Non Conflict Grant Review Committee, whose sole purpose is to review the applications for ESG funding, met in a public meeting to review and rank the 4 applications received and to make funding recommendations. .	No comments were received at the public meeting.	No comments were received at the meeting.	www.pbcgov.com/hes
Public Meeting	Non-targeted/ broad community	On April 30, 2019 DHES sought Board direction on funding strategies outlined by HES at their BCC workshop meeting.	No comments were received at the BCC workshop.	No Comments were received at the BCC workshop.	www.pbcgov.com/hes
Public Meeting	Non-targeted/ broad community	On May 21, 2019, DHES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4 th Street, Belle Glade, FL to receive input on the proposed Action Plan.	No comments were received at the public meeting.	No comments were received at the meeting.	www.pbcgov.com/hes

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Public Meeting	Non-targeted /broad community	On May 22, 2019, DHES held a Regional Meeting at 100 Australian Avenue, West Palm Beach, FL to receive input on the proposed Action Plan.	Can housing development take place in Opportunity Zones and can it be for both rental and ownership.	All comments were acknowledged and accepted.	www.pbcgov.com/hes
Public Meeting	Non-targeted/broad community	On July 2, 2019, DHES presented the Action Plan to the Board of County Commissioners at the BCC Public Meeting.	No comments were received at the public meeting.	No comments were received at the meeting.	www.pbcgov.com/hes

Table 4 – Citizen Participation Outreach

The remainder of this page is intentionally left blank

Expected Resources

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

Introduction

Entitlement grant resources totaling \$20,208,104 are expected to be available during Fiscal Year 2019-2020 (October 1, 2019 – September 30, 2020). 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 to be published in December 2020.

Program	Source	Uses of Funds	Expected Amount Available Year 5				Expected Resources Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Administration and Planning Economic Development Housing Public Improvements Public Services	\$6,406,686	\$30,000	\$7,064,998	\$13,481,684	\$8,697,192	At the end of the 4 th year of the Consolidated Plan, the County will have approx. 1.35 of its annual CDBG allocation spent.
HOME	Public - federal	Multifamily rental new construction Multifamily rental rehab Tenant Based Rental Assistance CHDO activities and administration	\$2,145,072	\$250,000	\$3,764,699	\$6,159,771	\$3,537,891	The total estimated HOME entitlement to be received per the five year plan is \$10,683,267. The first four years annual allocations totaled \$7,145,376.

ESG	Public - federal	Rapid Rehousing Homeless Prevention Contract Management Information System Administration	\$546,649	\$0	\$0	\$546,649	\$530,593	The total estimated ESG entitlement to be received per the five year plan is \$2,614,265. The first four years annual allocations totaled \$2,083,672.
Total			\$9,098,407	\$280,000	\$10,829,697	\$20,208,104	\$12,765,676	

Table 5 – Entitlement Grant Resources

Other Funding Resources (Leveraged)

Program	Source	Uses of Funds	Expected Amount (FY 2019-2020)
Brownfields Revolving Loan Fund, Energy Loan Fund, Intermediary Relending Program (IRP) Loan and Section 108 Loan Guarantee Program	Federal	Financing provided for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons.	\$15,523,728
Continuum of Care	Federal	Homeless and special needs assistance to create community systems for combating homelessness.	\$153,758
Public Housing Authority Funding - Capital Fund	Federal	Develop, finance, and modernize public housing developments and management improvements.	\$2,164,075
Public Housing Operating Subsidy	Federal	Provides operating subsidiaries to housing authorities to assist in funding operating and maintenance.	\$6,015,314
Housing Choice & Veterans Affairs Supportive Housing (VASH) Vouchers under the Section 8 Program	Federal	Federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.	\$27,238,203
Rural Development Rental Assistance	Federal	Rental assistance program for rural areas.	\$340,000
Resident Opportunity and Self Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$66,072
Family Self-Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$151,190

Program	Source	Uses of Funds	Expected Amount (FY 2019-2020)
Mainstream Vouchers	Federal	Program to provide rental assistance to enable persons with disabilities (elderly and non-elderly) to rent affordable private housing.	\$1,143,405
HOPWA	Federal	Housing Opportunities for Persons with Aids established to provide housing assistance and related support services for low-income persons living with HIV/AIDS and their families.	\$2,532,000
Neighborhood Stabilization Program (Program Income)	Federal	Mortgage Program, Residential Redevelopment (acquisition and rehabilitation), and Neighborhood Redevelopment.	\$13,288,152
EFSP	Federal	The Emergency Food and Shelter Program meets the needs of hungry and homeless people by providing funds for food and shelter.	\$300,000
Ryan White Title I	Federal	Services provided by agencies who serve the HIV/AIDS community.	\$6,268,958
Small Business Administration 504 and 7A Program	Federal	Financing provided by agency for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons.	\$5,000,000
		FEDERAL	\$73,462,139
Palm Beach County Housing Finance Authority	Private Capital/ Tax Exempt Bonds/ Revolved Funds	Mortgage Credit Certificate \$4.4 M in connection with mortgage loans for first time homebuyers; Single Family 1st Mortgage Loans \$9.7M; Single Family DPA 2nd Mortgage Loans \$200K; MF Bond Issuance for one project \$12M; Expected MF Bond Issuance for one project \$17M; and Revolving Construction Loan for one project \$1M.	\$44,313,960
Industrial Revenue Bonds	State	IRBs finance businesses and industrial expansions for firms and manufacturers. Private parties purchase the bonds, in effect making the loans to the borrowing businesses which provide job opportunities for area residents including low- and moderate-income persons.	\$100,000,000
SHIP	State	State Housing Initiatives Partnership program provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. Distributed on an entitlement basis, the program is designed to serve very low, low and moderate-income families. (Includes \$1M program income.)	\$1,430,741
		STATE	\$145,744,701

Program	Source	Uses of Funds	Expected Amount (FY 2019-2020)
Financial Assisted Agencies (FAA) (PBC Department of Community Services)	Ad Valorem	Funding for the prevention/intervention, treatment and emergency services for substance abuse and mental health services, independent living and support services for people/families with special needs or disabilities, domestic abuse, emergency and shelter services.	\$12,871,072
PBC Economic Development	Ad Valorem	Funding for economic development agencies and business incentive programs to support business development and create job opportunities for low and moderate income person.	\$3,631,804
Impact Fee Affordable Housing Assistance Program (IFAHAP)	Impact Fees	Funding received from Impact Fee Investment Earnings to financially support preservation, redevelopment and the creation of affordable housing.	\$2,172,280
Borrowers, Banks and other Financial Institutions	Private	Financing provided by the private sector for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons. (Amount of leverage provided by private sector and financial institutions to support projects identified for funding under Section 108/IRP loans.)	\$20,000,000
		LOCAL	\$25,804,084
		TOTAL	\$245,010,924

Table 6 – Other Federal, State and Local Resources

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 \$245,010,924 from local, Federal and State funding to complement the CDBG, ESG, and HOME funds totaling \$9,098,407 which it expects to have available during FY 2019-2020. Of the funds being leveraged \$73,462,138 is to be from Federal sources, \$145,744,701 from the State and \$25,804,084 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 and those having special needs. Funds will also be used for housing purposes and for undertaking of economic development and infrastructure.

Both the HOME and ESG programs have matching fund requirements to be provided by the recipient. For the HOME Program, the match will be provided from the State Housing Initiative Program (SHIP) in the amount of 25% of the annual HOME allocation minus funds budgeted for program administration and

CHDO Administration. The match is anticipated to be \$455,828. For the ESG Program, this will be provided by the ESG subrecipients in an anticipated amount not less than \$546,649.

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

County owned land may be disposed of in various ways. If the land is not needed for County purposes, it may be sold or donated to non-profit organizations and municipalities for public and community interest purposes if the Board of County Commissioners is satisfied with the proposed use of the property. The property can be conveyed or leased upon application from those entities for such price (nominal or otherwise) that the Board may fix, regardless of the actual value of the property. Or, the Board may utilize a formal or informal competitive process. The Board is authorized to sell, lease and convey any property belonging to the County for the highest price, or for a particular use deemed to be the highest and best, or a use that is most responsive to a request for proposals.

Palm Beach County has prioritized 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 strategy involves the implementation of three components. First, an already identified parcel of land along with up to \$4,000,000 in grant funding will be awarded, via an RFP, to a public housing authority operating in the County, for construction of approximately twenty cottage homes to be operated as a transitional rental facility. This component is expected to commence within the current fiscal year. Second, properties acquired by the county through tax deeds and which may accommodate three or more units will be conveyed to housing authorities, via RFP, for development of housing for homeless, very-low income, and low-income families. Third, County-owned properties of ten or more acres will be awarded to housing authorities, via competitive RFP, for construction of mixed income housing developments. The range of income to be addressed are, extremely-low, very-low, low, and other affordable and workforce housing.

The remainder of this page is intentionally left blank

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 Homeownership	2019	2020	Affordable Housing	Countywide	Affordable Homeownership	HOME: \$1,483,312	Homeowner Housing Unit Added: 21 household housing units
Goal Description		Increase the supply of affordable homeownership units by providing funding for new construction of S/F Homes (CHDOs); new construction homeownership development; and for homeownership assistance in the form of first and second mortgages to very-low, low and moderate income households. .						
2	Public Services	2019	2020	Non-Housing Community Development	Countywide	Provision of Public Services	CDBG: \$95,139	Public service activities other than Low/Moderate Income Housing Benefit: 548 persons assisted
Goal Description		Provide child care services, youth services, health services, services to abused and neglected children, and housing counseling services to persons in Palm Beach County						
3	Special Needs Services	2019	2020	Non-Housing Community Development	Countywide	Special Needs Housing and Services	CDBG: \$89,662 ESG: \$67,687	Public service activities other than Low/Moderate Income Housing Benefit: 216 persons assisted
Goal Description		Provide services to persons who are physically or developmentally disabled, ex-offenders, youth aging out of foster care and victims of domestic abuse						
4	Homeless Prevention	2019	2020	Homeless	Countywide	Homeless Assistance	HOME: \$250,000 ESG: \$172,260	Tenant-based rental assistance / 29 Rapid Rehousing: 150 households assisted
Goal Description		Provide funds for tenant based rental assistance/rapid re-housing to assist persons and families who are at risk of homelessness.						

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Services	2019	2020	Homeless	Countywide	Provision of Public Services Homeless Assistance	CDBG: \$720,752 ESG: \$190,703	Public service activities other than Low/Moderate Income Housing Benefit: 3,823 persons assisted
Goal Description		Provide services to persons who are homeless or at risk of homelessness.						
6	Fair Housing Activities	2019	2020	Fair Housing	Countywide	Provision of Public Services	CDBG: \$55,450	Public service activities other than Low/Moderate Income Housing Benefit: 28 persons assisted
Goal Description		As it relates to Fair Housing Counseling, the County's commitment to honor the certification signed with HUD to Affirmatively Further Fair Housing and through its HUD required Assessment of Fair Housing. To identify impediments and implement corrective actions to fair housing.						
7	Public Facilities	2019	2020	Non-Housing Community Development	Town of Lantana; Town of Mangonia Park; City of Lake Worth; Town of Lake Park; and Unincorporated Palm Beach County	Public Facilities and Infrastructure	CDBG: \$2,303,686	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 62,540 persons assisted
Goal Description		Provision of public facilities in areas where the population is predominately low and moderate income, or will serve a limited clientele that is predominately low/moderate income, and will be in the form of new construction or rehabilitation/upgrading of existing facilities.						
8	Public Infrastructure	2019	2020	Non-Housing Community Development	City of Riviera Beach, City of Geenacres; Town of Lantana; Palm Springs.	Public Facilities and Infrastructure	CDBG: \$861,062	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,536 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Goal Description	Provision of adequate infrastructure (water, waste water, drainage improvements, street and sidewalk improvements) to ensure their operation at an efficient level of service and enhance the livability of low- and moderate-income neighborhoods.						
9	Code Enforcement	2019	2020	Non-Housing Community Development	City of Belle Glade, City of Pahokee, City of South Bay.	Code Enforcement	CDBG: \$219,780	Other: 30,396 persons assisted
	Goal Description	Support the work of code enforcement officers to identify and take actions to cure code violations in designated target areas.						
10	Economic Development Services	2019	2020	Economic Development	Countywide	Economic Development	CDBG: \$471,818	Jobs created/retained: 15 jobs
	Goal Description	Funding is provided to County personnel who provide advice to businesses, and explain and organize the participation of businesses in economic development programs operated by the County, State, and Federal governments (Section 108, USDA, Brownfields, among others).						
11	Economic Development Technical Assistance	2019	2020	Economic Development	Countywide	Economic Development	CDBG: \$306,000	Jobs created/retained: 22.5 fte Businesses assisted: 105
	Goal Description	Activities to be undertaken are ultimately targeted toward the creation of jobs through the provision of funding to 2 business incubators to provide assistance to small businesses and microenterprises						

Table 7 – Goals Summary

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

It is estimated that 1,574 eligible extremely low-income, low-income, and moderate-income families, including homeless individuals/families will be provided with affordable housing assistance during FY 2019-2020. A further discussion of this estimate is discussed under AP-55 – Affordable Housing.

The remainder of this page is intentionally left blank

Projects

AP-35 Projects – 91.220(d)

Introduction

For FY 2019-2020, the Action Plan identifies a total of eight (8) project areas, within which 46 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 activities, rapid re-housing, housing related activities, as well as administrative and activity delivery costs needed to undertake the activities. All activities identified in the Plan will be completed within one-three years.

The sum of the funding provided to projects and activities identified in the Action Plan are based on the actual funding award by HUD under the CDBG, ESG and HOME Programs. Program Income is used to fund activities identified after the preparation of the Action Plan, and such activities are identified through amendments to the Plan.

Projects

	Project Name
1	CDBG19 Code Enforcement
2	CDBG19 Public Facilities
3	CDBG19 Public Infrastructure
4	CDBG19 Public and Special Needs Services
5	CDBG19 Economic Development
6	CDBG19 DHES Program Administration
7	ESG19 Emergency Solutions Grant
8	HOME19 Home Investment Partnership Program

Table 8 - Project Information

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

The funding priorities addressed in the FY 2019-2020 Action Plan correlates closely to those identified in the Strategic Plan. The following were identified as high priorities in the Strategic 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. These priorities still remain, but the FY 2019-2020 Action Plan will only address seven of these nine priorities. Funding was not assigned to Activities addressing demolition and clearance and to the provision of affordable rental units. Those activities are being addressed under the SHIP Program.

The County will utilize funding from multiple sources such as CDBG, HOME, ESG, Section 108, SHIP, NSP (including NSP program income), Ad Valorem, among others to address identified priorities. The decision as to the type of activities and the specific activities funded annually is dependent on the following: applications submitted by County Departments and municipalities; homeless priorities established by the Homeless and Housing Alliance and activities eligible under the ESG Program; directives given by the Board of County Commissioners; the amount of funding available; and, how the specific activity for which funding is being requested coincides with the priorities outline in the Consolidated Plan.

In terms of the existence of obstacles to address underserved needs, the major obstacles experienced by Palm Beach County are: the inadequacy of available financial resources to meet the needs of the underserved populations and the vast geographic area which encompasses the County resulting in the eastern urbanized portion being separated from the western agricultural based portion causing an allocation of resources (personnel, equipment and funding) which does not optimize economies of scale.

The remainder of this page is intentionally left blank

AP-38 Project Summary

Project Summary Information

Project Name		CDBG19 Code Enforcement
1.	Activity Name	City of Belle Glade
	Target Area	Belle Glade
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$147,060
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Belle Glade.
	Target Date	September 30, 2020
	Number of Beneficiaries	19,175 persons
	Location Description	110 Dr. Martin Luther King, Jr. Blvd., Belle Glade, FL 33430
2.	Activity Name	City of Pahokee
	Target Area	Pahokee
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$39,897
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Pahokee.
	Target Date	September 30, 2020
	Number of Beneficiaries	6,129 persons
	Location Description	207 Begonia Drive, Pahokee, FL 33476
3.	Activity Name	City of South Bay
	Target Area	South Bay
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$32,823
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of South Bay.
	Target Date	September 30, 2020
	Number of Beneficiaries	5,092 persons
	Location Description	335 SW 2 nd Avenue, South Bay, FL 33493
		Total Code Enforcement: \$ 219,780

Project Name		CDBG19 Public Facilities
1.	Activity Name	PBC Parks and Recreation – Bridgeman Drive Park
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$300,000
	Planned Activities	Construction of new park
	Target Date	December 31, 2023
	Number of Beneficiaries	4,280 persons
	Location Description	2508 Bridgeman Drive, West Palm Beach, FL 33409
2.	Activity Name	Town of Lake Park – Bert Bostrom Park
	Target Area	Lake Park
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$36,689
	Planned Activities	Improvements to the playground
	Target Date	December 31, 2023
	Number of Beneficiaries	875 persons
	Location Description	311 7th Street, Lake Park
3.	Activity Name	Town of Mangonia Park - Addie L. Greene Park
	Target Area	Mangonia Park
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$13,204
	Planned Activities	Creation of a memory garden at the park
	Target Date	December 31, 2023
	Number of Beneficiaries	2,400 persons
	Location Description	1233 53rd Street, Mangonia Park, FL 33407
4.	Activity Name	City of Lake Worth Beach – Royal Poinciana Park
	Target Area	Lake Worth
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$235,870
	Planned Activities	Construction of a neighborhood park

	Target Date	December 31, 2022
	Number of Beneficiaries	1,425 persons
	Location Description	Between 14 and 32 B Street South, Lake Worth Beach, FL 33460
5.	Activity Name	PBC Facilities Development & Operations – Homeless Resource Center 2
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$749,843
	Planned Activities	Construction of a facility to house homeless persons
	Target Date	December 31, 2023
	Number of Beneficiaries	1,392 persons
	Location Description	TBD
6.	Activity Name	PBC Facilities Development & Operations – Lantana/Lake Worth Health Center
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$350,000
	Planned Activities	ADA renovations of restrooms and HVAC replacement
	Target Date	December 31, 2023
	Number of Beneficiaries	10,638 persons
	Location Description	1250 Southwinds Drive, Lantana, FL 33462
7.	Activity Name	PBC Facilities Development & Operations – Senator Philip D. Lewis Center
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$180,000
	Planned Activities	Refurbishment of elevator system
	Target Date	December 31, 2021
	Number of Beneficiaries	3,000 persons
	Location Description	1000 45th Street, West Palm Beach, FL 33407
8.	Activity Name	PBC Parks and Recreation – John Stretch Park
	Target Area	n/a
	Goals Supported	Public Facilities

	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$280,000
	Planned Activities	ADA improvements to parking lots and pathways
	Target Date	December 31, 2020
	Number of Beneficiaries	1,585 persons
	Location Description	47225 US Hwy 27, South Bay, FL 33493
9.	Activity Name	PBC Parks and Recreation – Glades Pioneer Park
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$140,000
	Planned Activities	ADA improvements to restrooms, parking lots and pathways
	Target Date	December 31, 2020
	Number of Beneficiaries	16,415 persons
	Location Description	866 SR 715, Belle Glade, FL 33430
10.	Activity Name	PBC Parks and Recreation – Haverhill Park
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$20,080
	Planned Activities	Construction of new parking spaces and landscaping
	Target Date	December 31, 2020
	Number of Beneficiaries	20,530 persons
	Location Description	5740 Belvedere Road, Haverhill, FL 33415
Total Public Facilities: \$2,305,686		
Project Name		CDBG19 Public Infrastructure
1.	Activity Name	City of Greenacres – Storm Water Drainage Improvements
	Target Area	Greenacres
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$166,696
	Planned Activities	Installation of storm water drainage system – Phase 6
	Target Date	December 31, 2022
	Number of Beneficiaries	1,080 persons

	Location Description	Biscayne Drive between Fleming Avenue and Haverhill Road, Greenacres, FL 33463
2.	Activity Name	Town of Lantana – North 4th Street West Sidewalk Installation
	Target Area	Lantana
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$59,212
	Planned Activities	Construction of a sidewalk along North 4th Street
	Target Date	December 31, 2022
	Number of Beneficiaries	4,000 persons
	Location Description	North 4th Street from Lantana Road to Gator Drive, Lantana, FL 33462
3.	Activity Name	Village of Palm Springs – Target Area Pedestrian Pathway
	Target Area	Palm Springs
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$468,779
	Planned Activities	Construction of designated pedestrian pathways located in or adjacent to the Village’s CDBG Target Area – Phase 2. Funding amount includes Special Area of Hope funds of \$348,750.
	Target Date	December 31, 2022
	Number of Beneficiaries	10,175 persons
	Location Description	Public Right of Ways within the Village
4.	Activity Name	City of Riviera Beach – Street Improvements
	Target Area	Riviera Beach
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$166,375
	Planned Activities	Reconstruction of West 26th Court between Avenue M and West 27th Street
	Target Date	December 31, 2022
	Number of Beneficiaries	281 persons
	Location Description	West 26th Court from Ave. M to W. 27th St., Riviera Beach, FL 33404
Total Public Infrastructure: \$861,062		

Project Name		CDBG19 Public and Special Needs Services
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: \$24,506
	Planned Activities	Provide transitional housing to homeless victims of domestic violence and their children.
	Target Date	September 30, 2020
	Number of Beneficiaries	32 persons
	Project Location	Confidential Location
2.	Activity Name	Children's Place at Home Safe
	Target Area	Countywide
	Goals Supported	Public Services (Abused and Neglected Children)
	Needs Addressed	Public Services
	Funding	CDBG: \$17,779
	Planned Activities	Provide therapeutic care to adolescent boys and girls who have been removed from their homes due to abuse and/or homelessness.
	Target Date	September 30, 2020
	Number of Beneficiaries	20 persons
	Project Location	2840 6th Avenue South, Lake Worth, FL 33461
3.	Activity Name	Coalition for Independent Living Options
	Target Area	Countywide
	Goals Supported	Special Needs Services
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$22,103
	Planned Activities	Purchase and deliver prepared meals for 11 weeks to persons with disabilities and their families through the agency's DINE Program.
	Target Date	September 30, 2020
	Number of Beneficiaries	34 persons
	Project Location	2751 S. Dixie Highway, Suite 203, West Palm Beach, FL 33405
4.	Activity Name	Healthy Mothers Healthy Babies Coalition of Palm Beach County, Inc.
	Target Area	Countywide
	Goals Supported	Public Services (Health Services)

	Needs Addressed	Public Services
	Funding	CDBG: \$10,571
	Planned Activities	Provide assistance to pregnant women and/or their immediate families in order to access health care and secure other services and programs that the families may be eligible to receive.
	Target Date	September 30, 2020
	Number of Beneficiaries	200 persons
	Project Location	4601 Lake Worth Road, Greenacres, FL 33463
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: \$55,450
	Planned Activities	Provide fair housing enforcement and educational outreach services to low and moderate income clients.
	Target Date	September 30, 2020
	Number of Beneficiaries	28 persons
	Project Location	423 Fern Street, West Palm Beach, FL 33401
6.	Activity Name	Place of Hope
	Target Area	Countywide
	Goals Supported	Public Services (Abuse and Neglected Children)
	Needs Addressed	Public Services
	Funding	CDBG: \$15,857
	Planned Activities	Provide services to abused and neglected children through the agency's Comprehensive Case Management Program.
	Target Date	September 30, 2020
	Number of Beneficiaries	40 persons
	Project Location	9078 Isaiah Lane, Palm Beach Gardens, FL 33418
7.	Activity Name	Redlands Christian Migrant Association
	Target Area	Countywide
	Goals Supported	Public Services (Child Care Services)
	Needs Addressed	Public Services
	Funding	CDBG: \$14,415
	Planned Activities	Provide comprehensive child development services to children of farmworkers.

	Target Date	September 30, 2020
	Number of Beneficiaries	60 persons
	Project Location	20 Carver Street, Belle Glade, FL 33430
8.	Activity Name	Seagull Industries for the Disabled, Inc.
	Target Area	Countywide
	Goals Supported	Special Needs Services
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$29,118
	Planned Activities	Provide educational and vocational training to adults with developmental disabilities at its Seagull Achievement Center.
	Target Date	September 30, 2020
	Number of Beneficiaries	125 persons
	Project Location	3879 Byron Drive, West Palm Beach, FL 33404
9.	Activity Name	Sickle Cell Foundation
	Target Area	Countywide
	Goals Supported	Public Services (Health Services)
	Needs Addressed	Public Services
	Funding	CDBG: \$17,777
	Planned Activities	Provide comprehensive case management to persons living with sickle cell disease or sickle cell trait in the Glades area of Palm Beach County.
	Target Date	September 30, 2020
	Number of Beneficiaries	48 persons
	Project Location	19 Everglade Street, Belle Glade, FL 33430
10.	Activity Name	Urban League of Palm Beach County, Inc.
	Target Area	Countywide
	Goals Supported	Public Services (Housing Counseling Services)
	Needs Addressed	Public Services
	Funding	CDBG: \$18,740
	Planned Activities	Through the Comprehensive Housing Counseling Program, provide services to clients on foreclosures, homelessness prevention, fair housing, first time homebuyer education and pre-purchase counseling.
	Target Date	September 30, 2020
	Number of Beneficiaries	180 persons
	Project Location	1700 N. Australian Avenue, West Palm Beach, FL 33407
	Activity Name	Vita Nova, Inc.

11.	Target Area	Countywide
	Goals Supported	Special Needs Services (Youths aging out of foster care)
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$13,935
	Planned Activities	Provide life skills training to youth, aged 18 to 25 years of age, who aged out of the foster care system.
	Target Date	September 30, 2020
	Number of Beneficiaries	25 persons
	Project Location	1316 Alpha Street, West Palm Beach, FL 33401
12.	Activity Name	Senator Philip D. Lewis Center – Homeless Resource Center
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$620,752
	Planned Activities	Operational costs of the center. Services provided to help homeless individuals.
	Target Date	September 30, 2020
	Number of Beneficiaries	3,000 persons
	Project Location	1000 45 th Street, West Palm Beach, FL 33407
13.	Activity Name	Program REACH Family Emergency Shelter
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$100,000
	Planned Activities	Operational costs of the shelter. Services provided to help homeless families.
	Target Date	September 30, 2020
	Number of Beneficiaries	297 persons
	Project Location	1320 Henrietta Avenue, West Palm Beach, FL 33401
Total Public Services: \$961,003		
Project Name		CDBG19 Economic Development
1.	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: \$226,000
	Planned Activities	A business incubator that will provide technical assistance and services to micro-enterprises and established small businesses.
	Target Date	September 30, 2020
	Number of Beneficiaries	17 persons/65 businesses
	Project Location	401 W. Atlantic Avenue, Delray Beach, FL 33444
2.	Activity Name	Center for Enterprise Opportunity
	Target Area	Countywide
	Goals Supported	Economic Development Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$80,000
	Planned Activities	A business incubator that provides counseling services and business training to micro-enterprises and small businesses.
	Target Date	September 30, 2020
	Number of Beneficiaries	5.5 jobs/40 businesses
	Project Location	2200 N. Florida Mango Road, West Palm Beach, FL 33409
3.	Activity Name	DHES Economic Development Services
	Target Area	Countywide
	Goals Supported	Economic Development Services
	Needs Addressed	Economic Development
	Funding	CDBG: \$471,818
	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, 2020
	Number of Beneficiaries	15 jobs
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
Total Economic Development: \$777,818		
Project Name		CDBG19 DHES Program Administration
	Activity Name	Program Administration
	Funding	CDBG: \$1,281,337
	Planned Activities	General, fiscal and planning administrative expenses incurred by DHES in performing planning, coordinating, and monitoring of CDBG Programs.
	Target Date	December 31, 2020
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

Total Program Administration: \$1,281,337

Total CDBG Program: \$6,406,686

Project Name		ESG19 Emergency Solutions Grant
1.	Activity Name	ESG Program Administration
	Target Area	Countywide
	Needs Addressed	Planning/Administration
	Funding	ESG: \$40,998
	Planned Activities	7.5% of the ESG Program is set-aside for eligible planning and administration. Administration of the program will be undertaken by the Palm Beach County Department of Community Services, Division of Human and Veteran Services, and the Palm Beach County Department of Housing and Economic Sustainability.
	Target Date	September 30, 2020
	Project Location	810 Datura Street, West Palm Beach, FL 33401 and 100 Australian Avenue,
2.	Activity Name	ESG Emergency Shelter
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$258,391
	Planned Activities	Costs for three agencies (Aid to Victims of Domestic Abuse, The Salvation Army, and Young Women's Christian Association) to operate emergency shelters in Palm Beach County.
	Target Date	September 30, 2020
	Number of Beneficiaries	601 persons
	Project Location	810 Datura Street, West Palm Beach, FL 33401
3.	Activity Name	ESG Rapid Re-Housing
	Target Area	Countywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$172,260
	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, 2020
	Number of Beneficiaries	150 persons
	Project Location	1712 2 nd Avenue N., Lake Worth, FL 33460

4.	Activity Name	Client Management Information System (CMIS)
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$75,000
	Planned Activities	Funding to support the administration of the HUD required Homeless Management Information System to assist homeless individuals and families with services.
	Target Date	September 30, 2020
	Project Location	810 Datura Street, West Palm Beach, FL 33401
Total ESG Program: \$546,649		
Project Name		HOME19 HOME Investment Partnership Program
1.	Activity Name	HOME Program Administration and Planning
	Funding	HOME: \$214,507
	Planned Activities	10% of the total HOME Program allocation is set-aside for eligible administrative costs incurred during the implementation of the HOME Program.
	Target Date	September 30, 2020
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
2.	Activity Name	HOME CHDO Set-Aside Program
	Target Area	Countywide
	Goals Supported	Affordable Homeownership
	Needs Addressed	Affordable Homeownership
	Funding	HOME: \$321,761
	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 Beach County.
	Target Date	September 30, 2020
	Number of Beneficiaries	2 housing units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
3.	Activity Name	HOME CHDO Operating Expenses
	Funding	HOME: \$107,253
	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, 2020
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
4.	Activity Name	HOME Housing Development
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$1,001,551
	Planned Activities	Funding will be provided to developers to construct or rehabilitate affordable multi-family units for low and moderate income households.
	Target Date	September 30, 2022
	Number of Beneficiaries	10 housing units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
5.	Activity Name	HOME First-Time Homebuyer Program
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Homeownership
	Funding	HOME: \$250,000
	Planned Activities	Funding will be provided in the form of second mortgages to very-low, low and moderate income households.
	Target Date	September 30, 2020
	Number of Beneficiaries	9 households
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
6.	Activity Name	HOME Tenant Based Rental Assistance
	Target Area	Countywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$250,000
	Planned Activities	Funding will be allocated for homeless prevention/intervention and will be administered by Palm Beach County's Department of Community Services, Division of Human and Veteran Services.
	Target Date	September 30, 2020
	Number of Beneficiaries	29 households
	Project Location	810 Datura Street, West Palm Beach, FL 33401
Total HOME Program: \$2,145,072		

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 2019-2020, Palm Beach County plans to utilize 23% of the CDBG allocation in ten (10) of the 21 CDBG Target Areas that were identified in the FY 2015-2020 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%**
City of Belle Glade	70	64
City of Greenacres	72	18
Town of Lake Park	64	85
City of Lake Worth	72	49
Town of Lantana	78	44
Town of Mangonia Park	82	86
City of Pahokee	71	64
Village of Palm Springs	74	18
City of Riviera Beach	79	97
City of South Bay	71	62

Table 9 – CDBG Target Areas

*Source: 2011-2015 American Community Survey

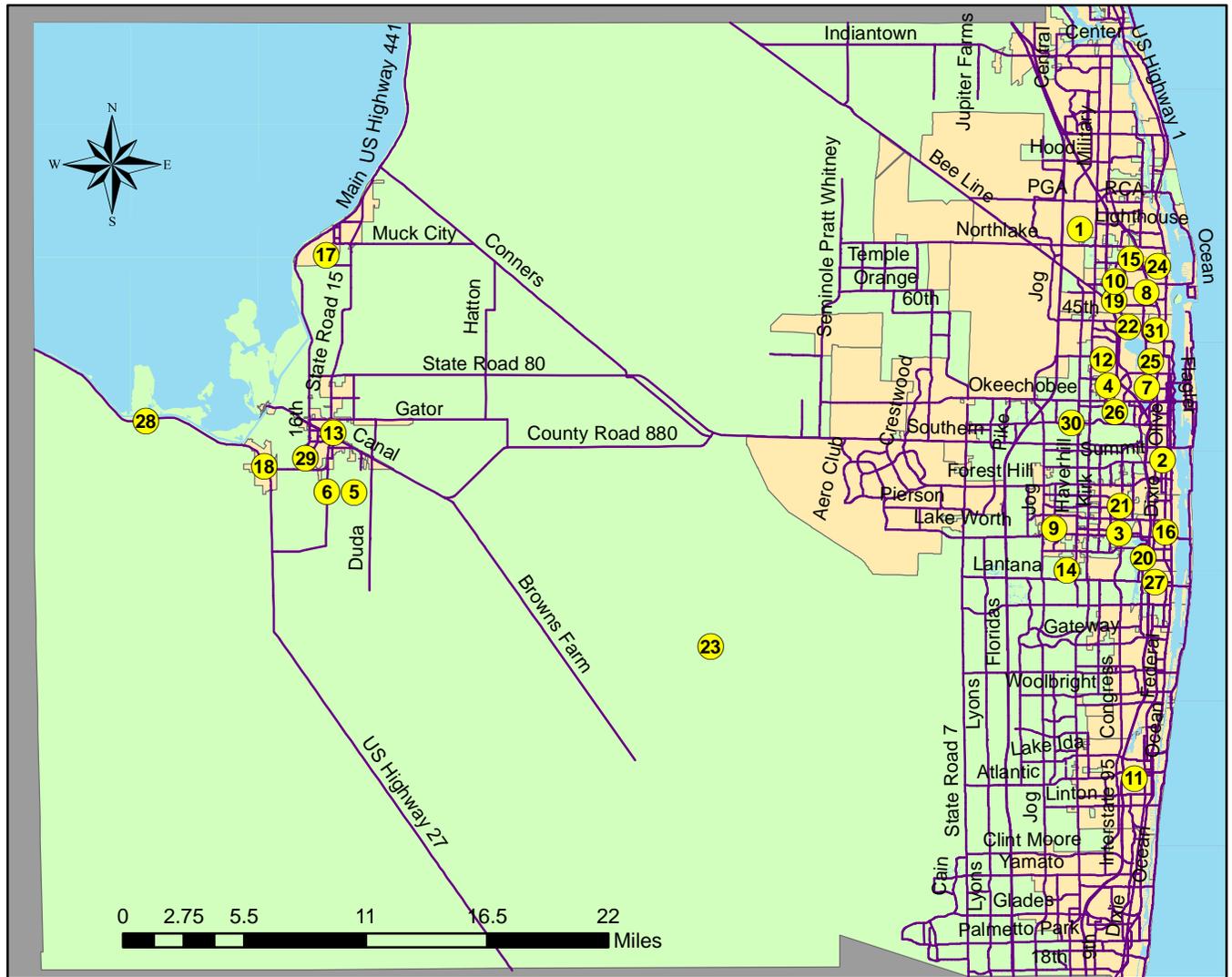
**Source: 2013-2017 American Community Survey

Geographic Distribution

Target Area	Percentage of Funds
City of Belle Glade	2
City of Greenacres	2
Town of Lake Park	1
City of Lake Worth	4
Town of Lantana	1
Town of Mangonia Park	1
City of Pahokee	1
Village of Palm Springs	7
City of Riviera Beach	3
City of South Bay	1
TOTAL	23

Table 10 - Geographic Distribution

PALM BEACH COUNTY FY 2019-2020 GEOGRAPHIC DISTRIBUTION OF CDBG ACTIVITIES



- FY 2019-2020 CDBG Activities**
1. Place of Hope
 2. Coalition for Independent Living Options
 3. Children's Place at HomeSafe
 4. Vita Nova, Inc.
 5. Redlands Christian Migrant Assoc.
 6. Sickle Cell Foundation
 7. Legal Aid Society
 8. Seagull Industries
 9. Healthy Mothers/Healthy Babies
 10. Urban League of Palm Beach County
 11. Center for Technology, Enterprise, and Development
 12. Center for Enterprise Opportunity
 13. City of Belle Glade - Code Enforcement*
 14. City of Greenacres - Stormwater Drainage Improvements*
 15. Town of Lake Park - Bert Bostrom Park Improvements*
 16. City of Lake Worth - Royal Poinciana Park Acquisition*
 17. City of Pahokee - Code Enforcement*
 18. City of South Bay - Code Enforcement*
 19. Town of Mangonia Park - Addie L. Greene Park Improvements*
 20. Town of Lantana - N. 4th St. West Sidewalk Installation*
 21. Village of Palm Springs - Pathway Construction*
 22. Senator Philip D. Lewis Homeless Resource Center
 23. Aid to Victims of Domestic Abuse (Confidential Location)
 24. City of Riviera Beach - W. 26th Ct. Street Improvements*
 25. Program REACH Family Emergency Shelter
 26. PBC Parks - Bridgeman Dr. Park Construction
 27. PBC Facilities - Lantana/Lake Worth Health Ctr. Improv.
 28. PBC Parks - John Stretch Park Improvements
 29. PBC Parks - Glades Pioneer Park Improvements
 30. PBC Parks - Haverhill Park Improvements
 31. PBC Facilities - Lewis Center Elevator Improvements

Legend

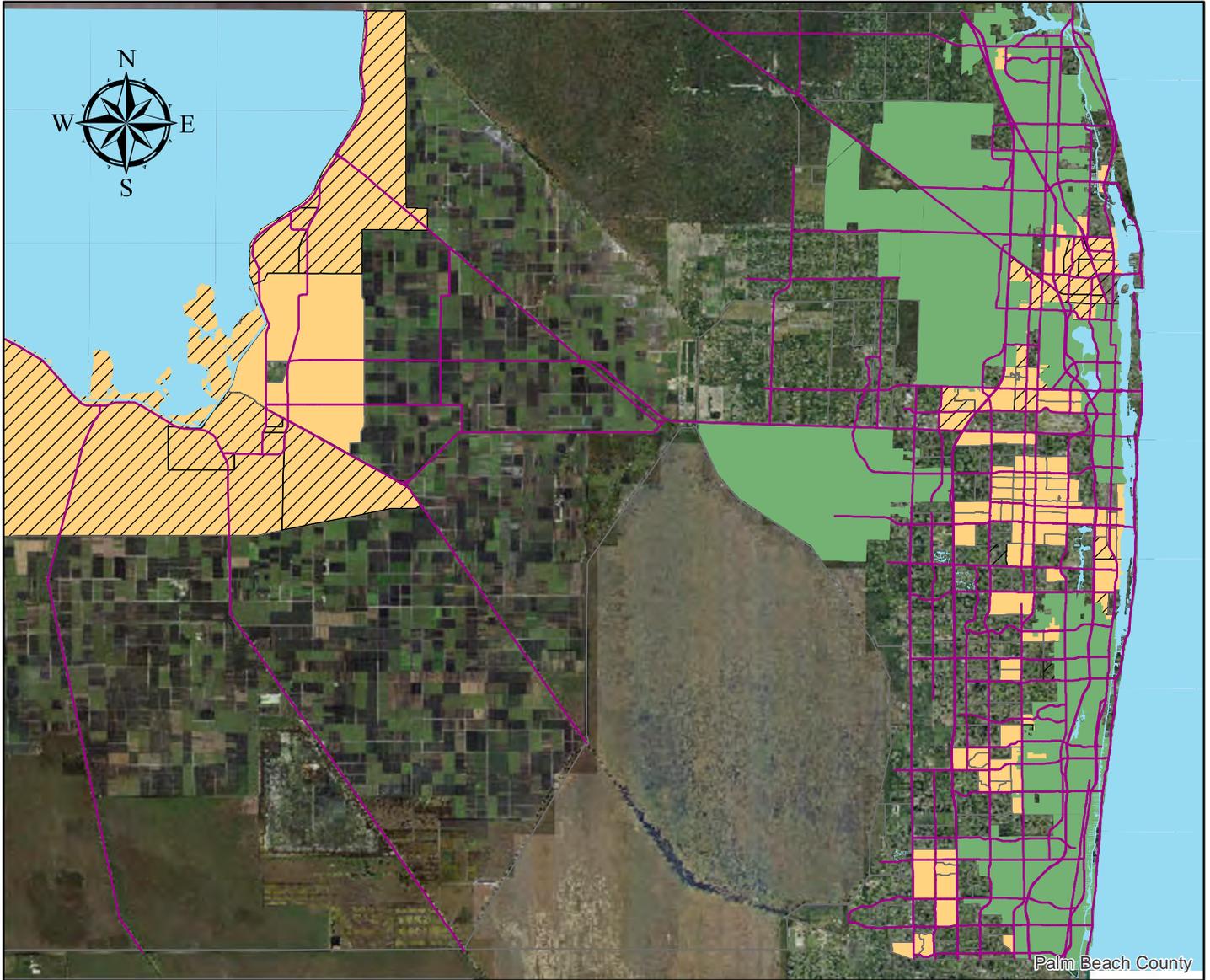
- CDBG Activities
- Major Roads
- Water Bodies
- Municipal Boundaries
- Unincorporated Palm Beach County
- CDBG Target Area



PBC Department of Housing and Economic Sustainability - May 2019



Palm Beach County Jurisdiction Low/Moderate Income and Minority Concentrations



0 5 10 20 30 40 Miles

Census Tract Areas

Low/Mod Income Area %	Minority Concentration %
>51% Low/Moderate Income	>51% Minority Concentration
Water Bodies	Major Roads
Entitlement Municipalities	

Sources: 2011-2015 American Community Survey (Low/Mod Income)
2013-2017 American Community Survey (Minority Concentration)

Prepared by PBC Department of Housing and Economic Sustainability - April 2019

Rationale for the priorities for allocating investments geographically

The County's rationale for the priorities for allocating investments geographically remains the same as stated in the Strategic Plan section of the FY 2015-2020 Consolidated Plan. The Palm Beach County Urban County jurisdiction comprises of twenty-nine municipalities as well as all areas in unincorporated Palm Beach County. There are twenty-one identified CDBG target areas, ten in municipalities and eleven in unincorporated county. In order to qualify as a CDBG target area, the following conditions must be met:

- At least 51% of the residents must be of low and moderate incomes;
- Existing land use is more than 50% residential;
- Infrastructure conditions in the area demonstrate the need for improvements; and
- Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.

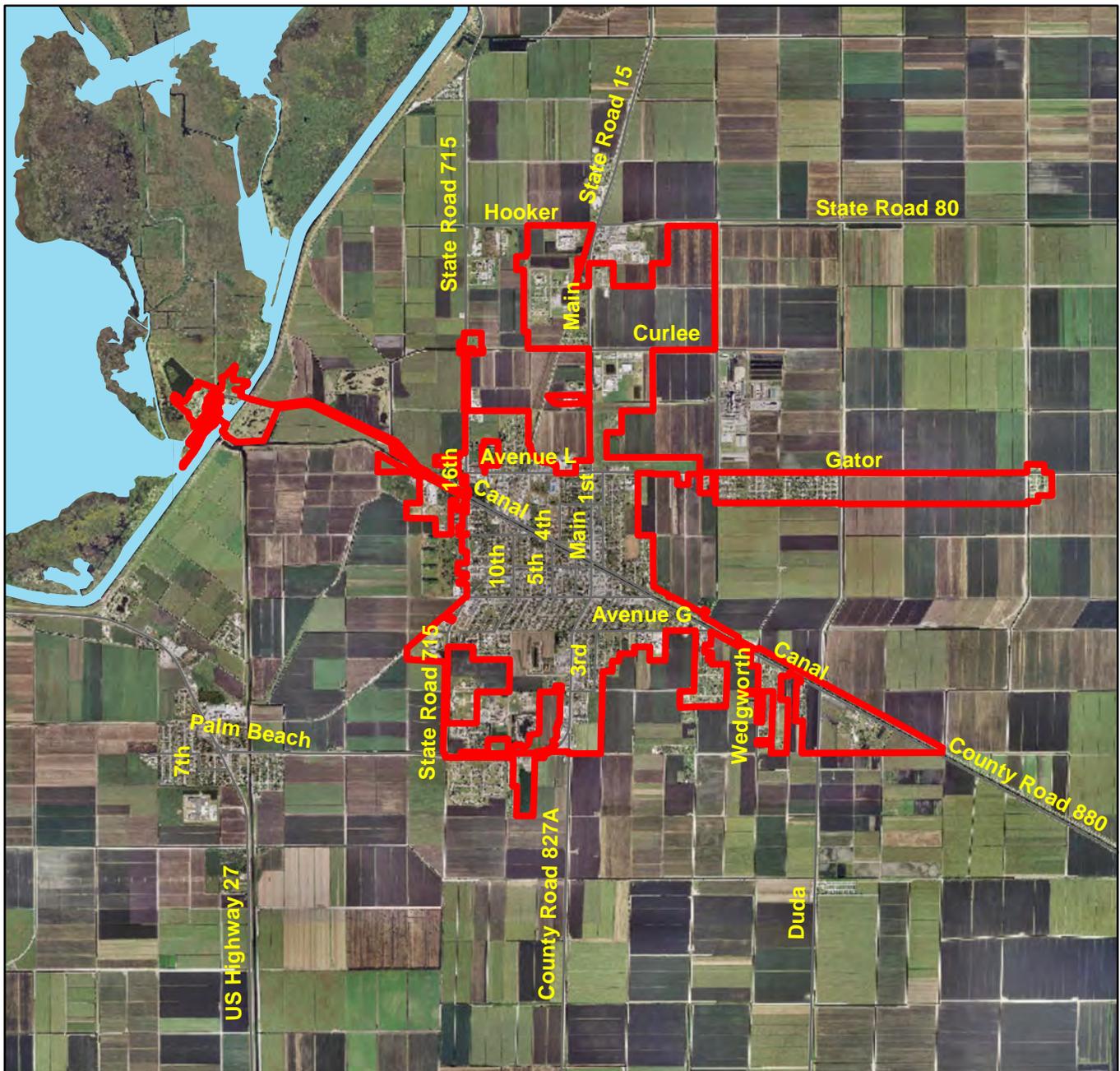
CDBG funding will automatically be awarded to municipalities with a target area and is to be used exclusively to undertake capital improvement, code enforcement or housing revitalization projects. Funding awards to assist projects located in unincorporated Palm Beach County are also directed to the CDBG 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 the unincorporated areas of the county to pursue capital projects is based on the proportionate share that each contributes to the overall CDBG grant received by the County after deducting funding for program administration, activity delivery, public services, economic development, demolition and any other activities having countywide impact. Municipalities that do not have CDBG target areas within their boundaries are not guaranteed to receive CDBG funding.

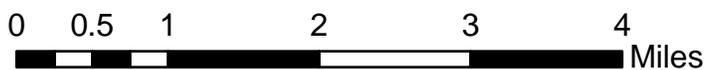
The remainder of this page is intentionally left blank



CITY OF BELLE GLADE TARGET AREA



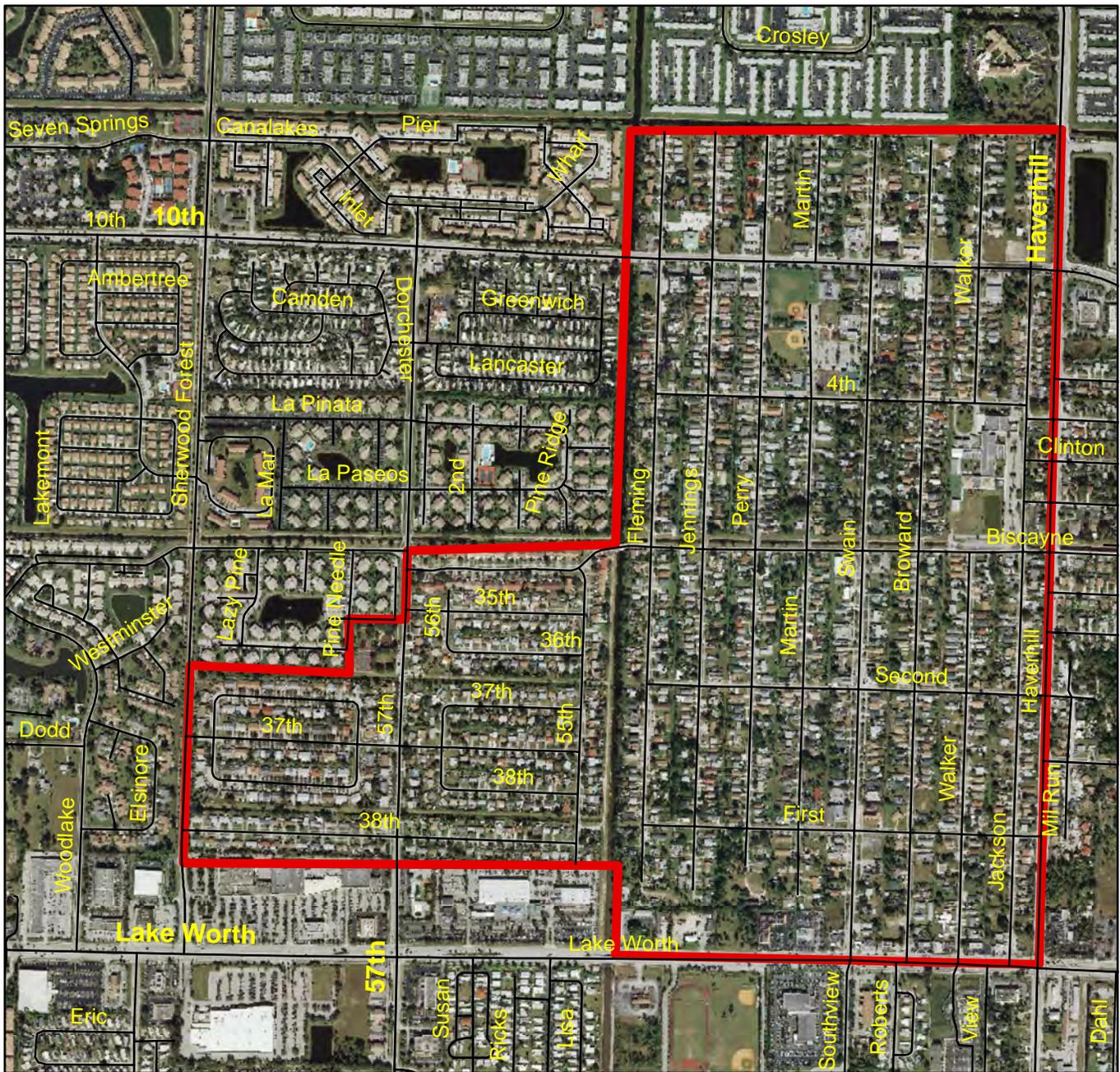
 Target Area Boundaries



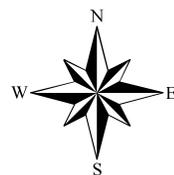
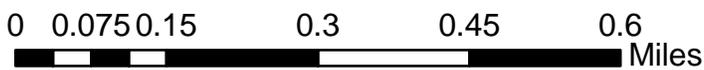
PBC Dept. of Housing and Economic Sustainability - May 2018



CITY OF GREENACRES TARGET AREA



 Target Area Boundaries



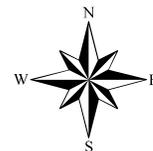
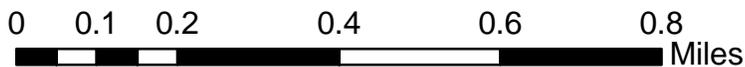
PBC Dept. of Housing and Economic Sustainability - May 2018



TOWN OF LAKE PARK TARGET AREA



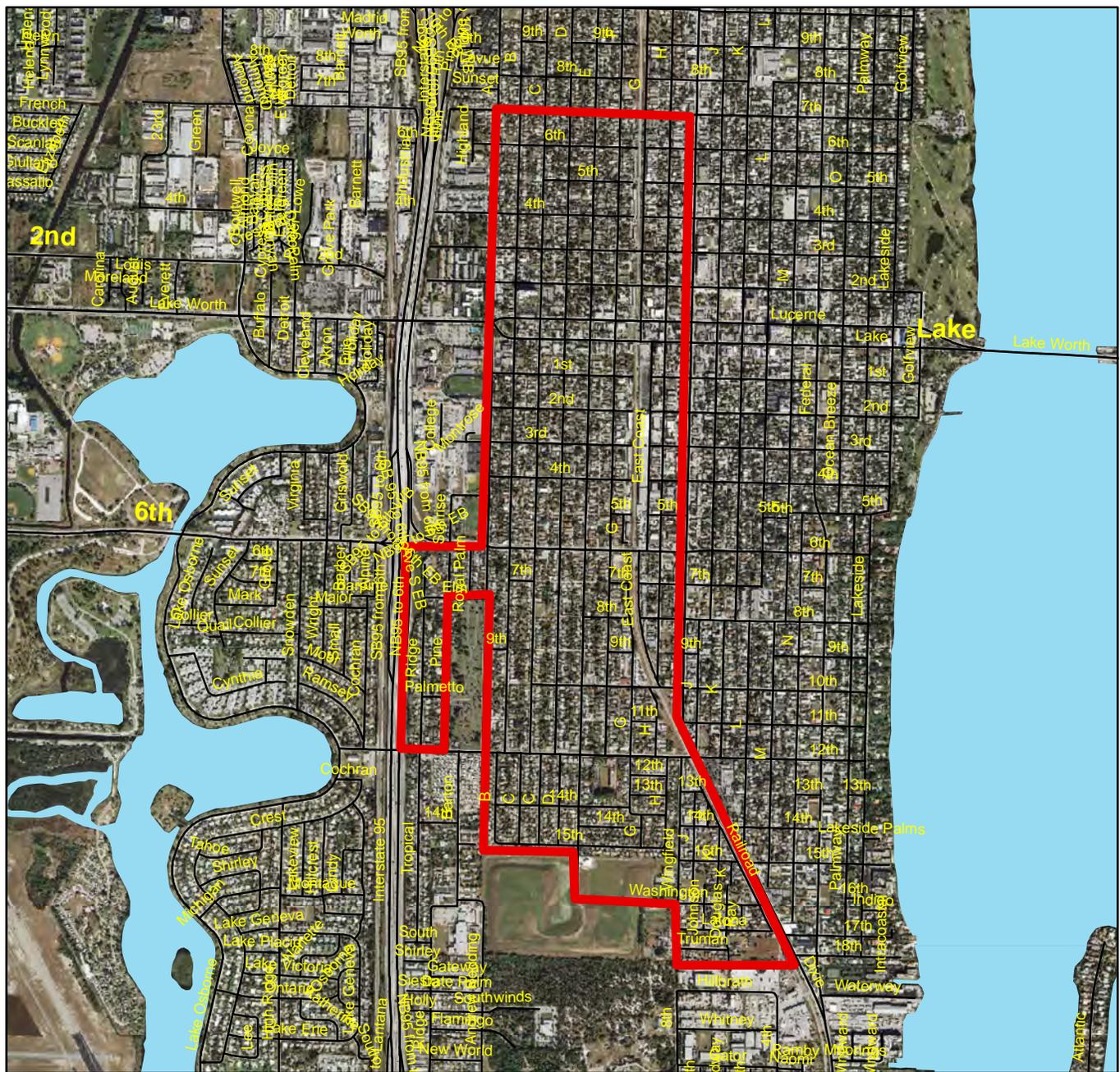
 Target Area Boundaries



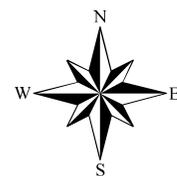
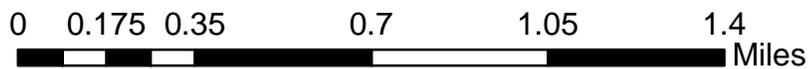
PBC Dept. of Housing and Economic Sustainability - May 2018



CITY OF LAKE WORTH TARGET AREA



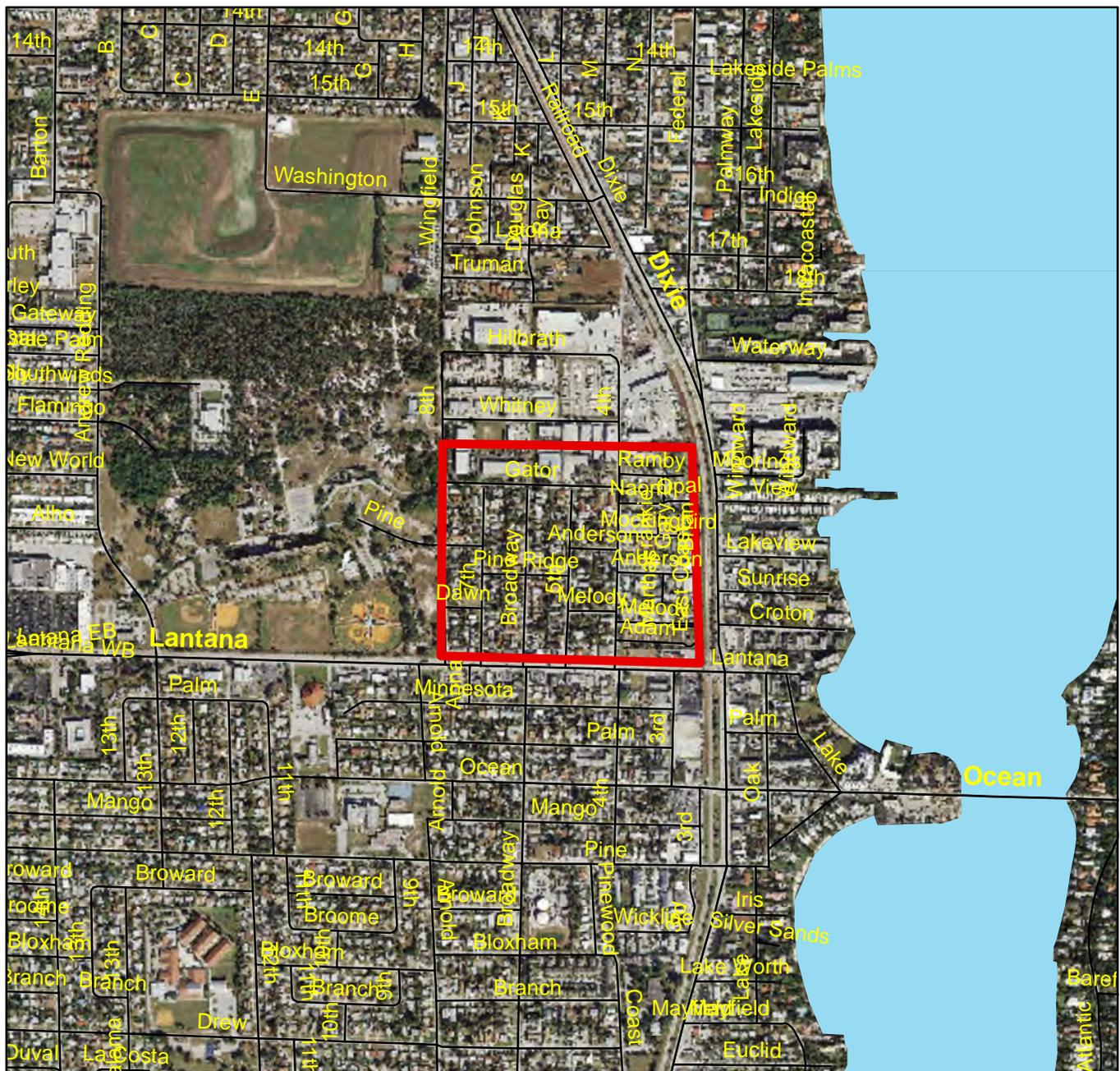
 Target Area Boundaries



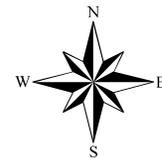
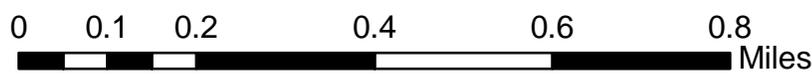
PBC Dept. of Housing and Economic Sustainability - June 2018



TOWN OF LANTANA TARGET AREA



 Target Area Boundaries



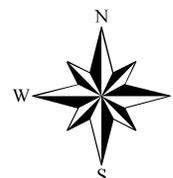
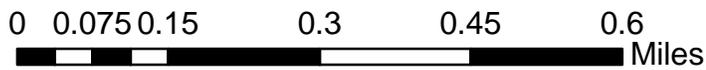
PBC Dept. of Housing and Economic Sustainability - May 2018



TOWN OF MANGONIA PARK TARGET AREA



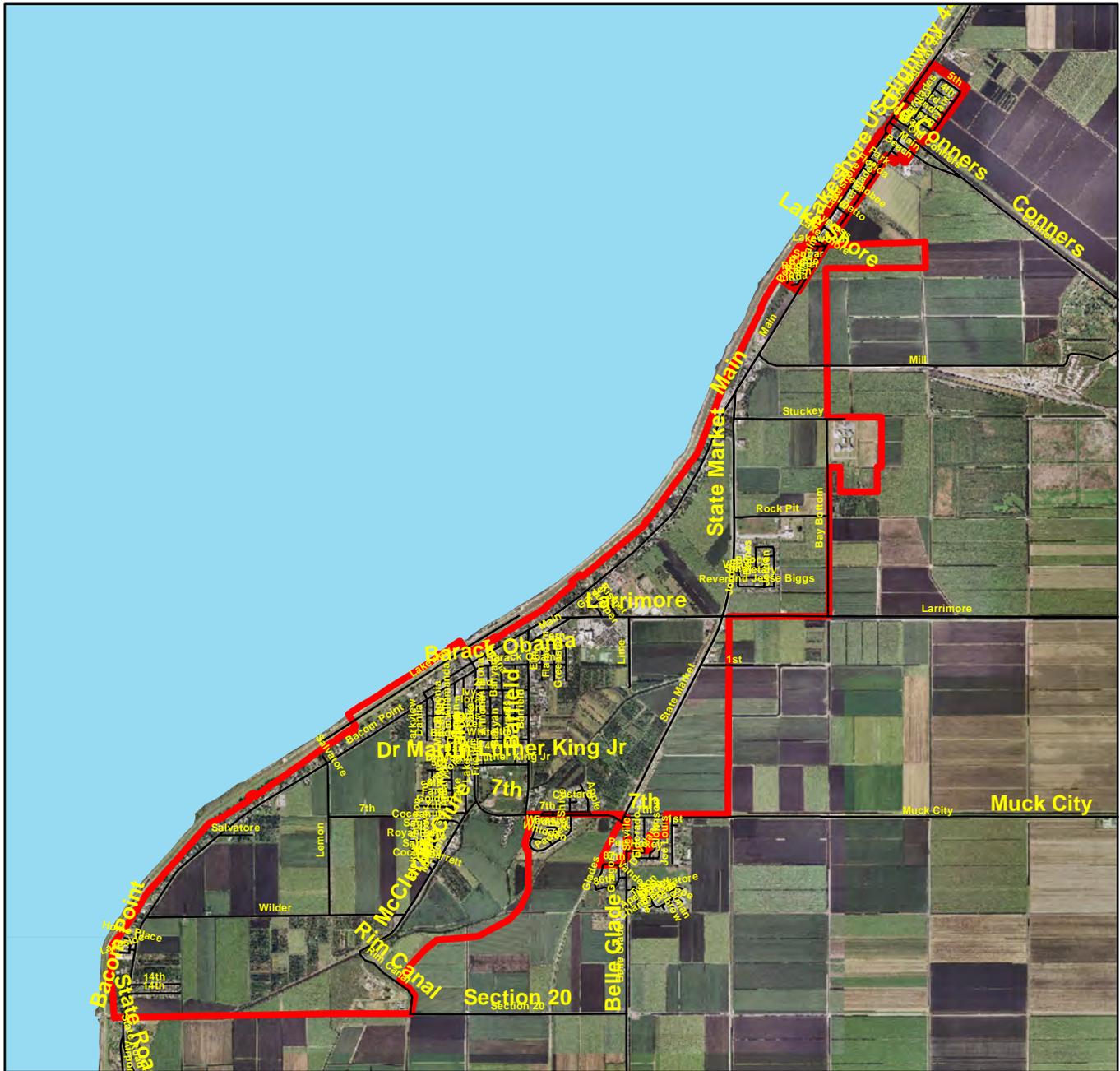
 Target Area Boundaries



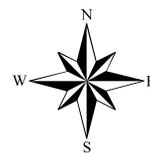
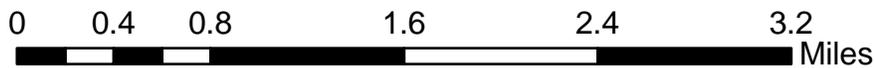
PBC Dept. of Housing and Economic Sustainability - May 2018



CITY OF PAHOKEE TARGET AREA



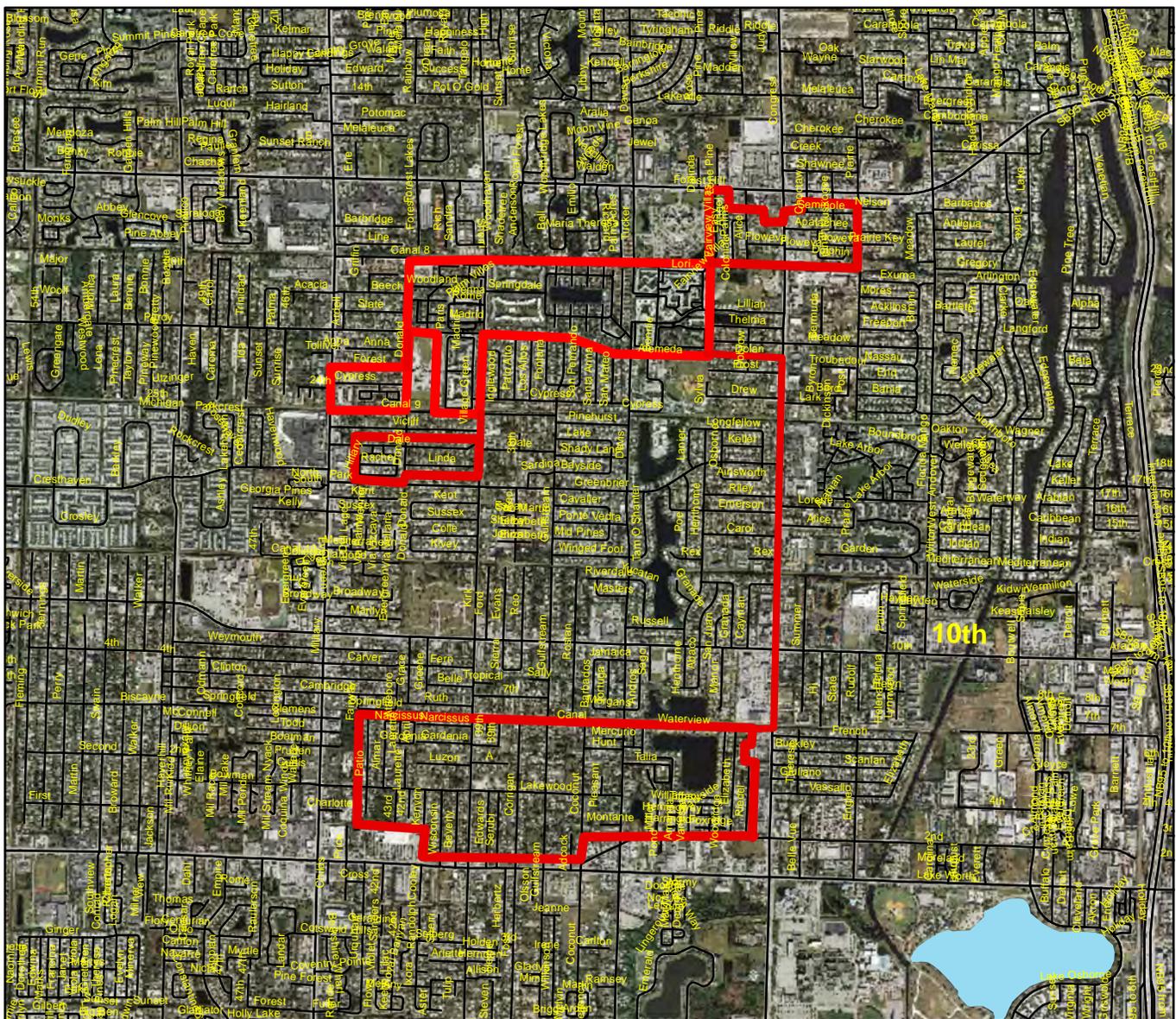
 Target Area Boundaries



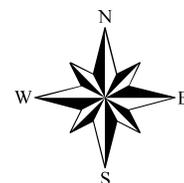
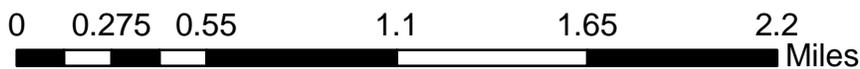
PBC Dept. of Housing and Economic Sustainability - May 2018



VILLAGE OF PALM SPRINGS TARGET AREA



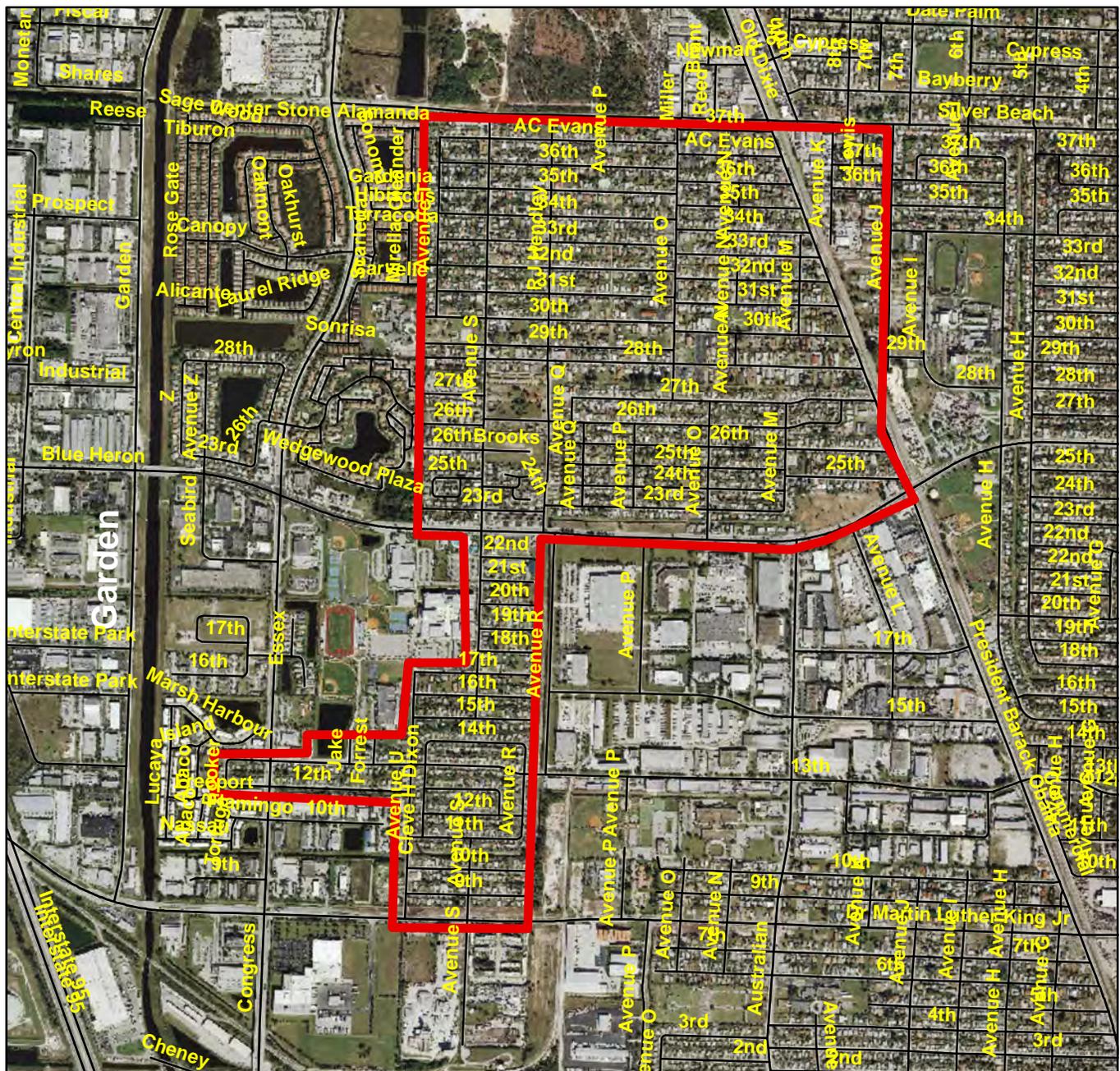
 Target Area Boundaries



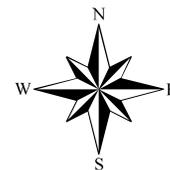
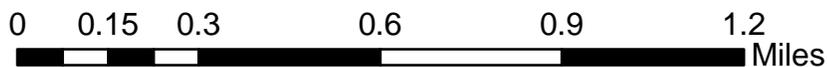
PBC Dept. of Housing and Economic Sustainability - May 2018



CITY OF RIVIERA BEACH TARGET AREA



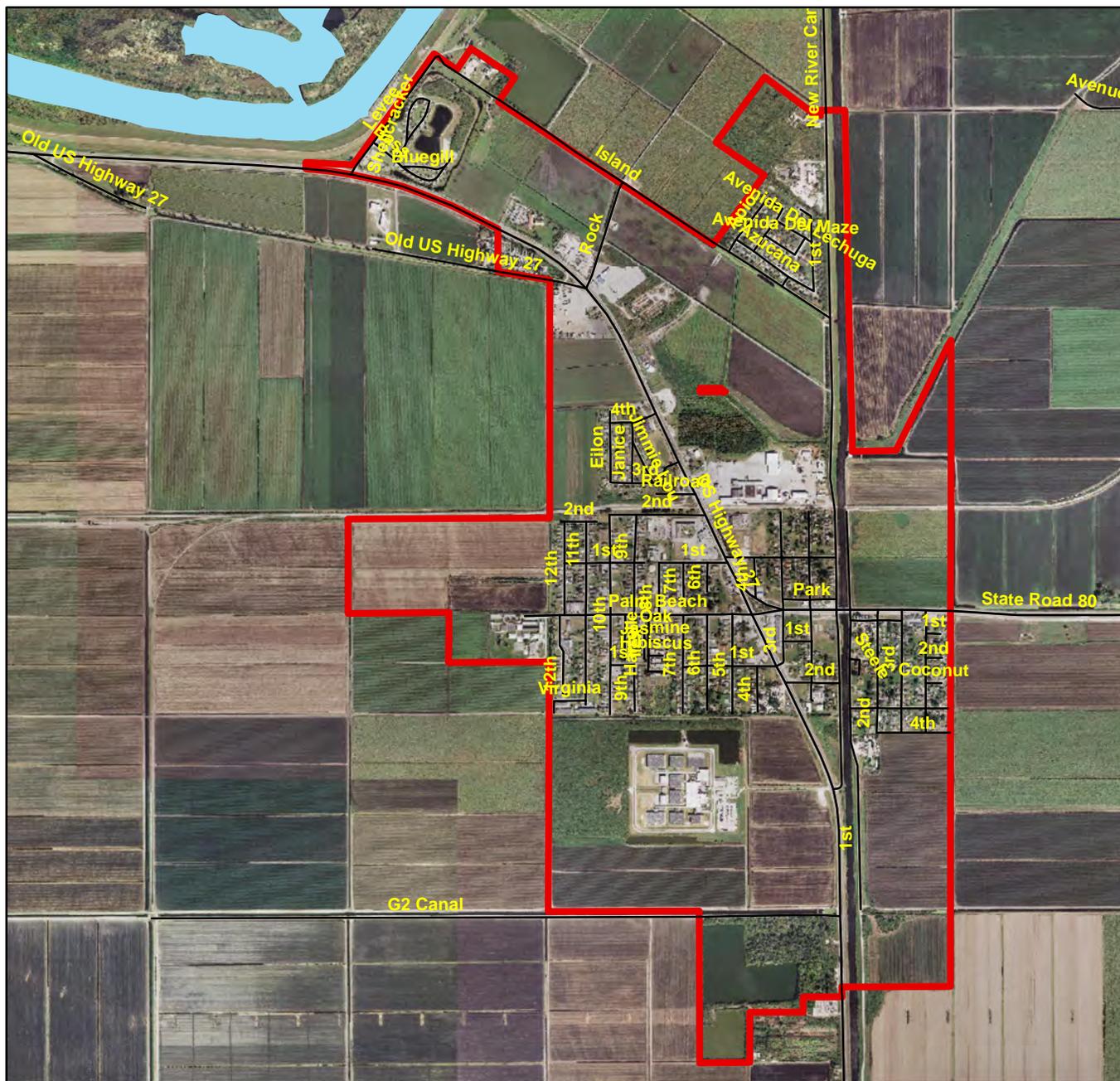
Target Area Boundaries



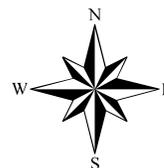
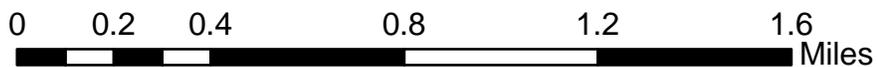
PBC Dept. of Housing and Economic Sustainability - May 2018



CITY OF SOUTH BAY TARGET AREA



 Target Area Boundaries



PBC Dept. of Housing and Economic Sustainability - May 2018

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, census data and CHAS 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	189
Non-Homeless	1,385
Special-Needs	0
Total	1,574

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	194
The Production of New Units	1,013
Rehab of Existing Units	241
Acquisition of Existing Units	126
Total	1,574

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

Discussion

It is anticipated that a total of 1,574 eligible households will be provided with affordable housing assistance during the 2019-2020 fiscal year. Three hundred twenty-four (324) owner households are expected to receive assistance via acquisition of new or existing units, rehabilitation/replacement of owner housing units, and homeowner foreclosure prevention assistance. It is estimated that one thousand two hundred fifty (1,250) renter households will receive assistance through the creation of new rental units, rehabilitation of existing rental units, rental housing entry assistance, or rental assistance programs targeting homeless prevention/intervention. Homeless persons/households will be provided assistance through three (3) housing programs: the HOME Tenant Based Rental Assistance (TBRA) Program; the ESG Rapid Re-housing Program and the Infrastructure Sales Tax (IST) Funding. A summary of each program is shown below.

Project-Federal	Activity-Owner	Projected Funding	# Assisted
CHDO Set-Aside Program 15% (HOME)	Affordable Owner- Acquisition	\$1,186,954	9
FY 2019-2020 CHDO Set-Aside Program 15% (HOME)	Affordable Owner- Acquisition	\$321,761	2
First Time Homebuyer (HOME)	Affordable Owner- Acquisition	\$250,000	9
Housing Development (HOME) FY 2019-2020	Affordable Owner – New Construction & Rehabilitation	\$1,001,551	10
Replacement Housing (HOME)	Affordable Owner – New Construction	\$634,000	2
Owner Federal Total:		\$3,394,266	32
Project-State	Activity-Owner	Projected Funding	# Assisted
Purchase Assistance (SHIP)	Affordable Owner- Acquisition	\$900,000	10
Owner Occupied Housing Rehabilitation (SHIP)	Affordable Owner- Rehabilitation	\$327,667	5
Housing Rehabilitation (SHIP)	Affordable Owner- Rehabilitation	\$2,122,518	24
Disaster Mitigation (SHIP)	Affordable Owner- Rehabilitation	\$275,000	5
Foreclosure Prevention (SHIP)	Affordable Owner- Acquisition	\$60,000	4
Owner State Total:		\$3,685,185	48
Project-Local	Activity-Owner	Projected Funding	# Assisted
Impact Fee Affordable Housing	Affordable Owner –New Construction	\$16,422	2
Housing Finance Authority (Bond Program)	Affordable Owner – Acquisition	\$15,313,960	103
Workforce Housing (WFH)	Affordable Owner – New Construction	\$6,022,005	139
Owner Local Total:		\$21,352,387	244
Overall Owner Total:		\$28,431,838	324
Project-Local	Activity-Rental	Projected Funding	# Assisted
Infrastructure Sales Tax (IST)	Homeless Rental – New Construction	\$4,000,000	20
Housing Finance Authority (Bond Program)	Affordable Rental – New Construction	\$29,000,000	258
Impact Fee Affordable Housing	Affordable Rental – New Construction	\$883,923	427
Rental Local Total:		\$33,000,000	705
Project-Federal	Activity-Rental	Projected Funding	# Assisted
Tenant Based Rental Assistance (HOME)	Rapid Re-housing Homeless - Rental Assistance	\$250,000	29
NSP Program Income	Affordable Rental- Rental	\$2,048,543	36
Developer Rental Program	Affordable Rental – Rental	\$802,121	6
Adopt-A-Family (ESG)	Rapid Re-housing Homeless - Rental Assistance	\$166,159	140
Renter Federal Total:		\$3,266,823	211
Project-State	Activity-Rental	Projected Funding	# Assisted
Developer Rental Housing Assistance Tax Credit (SHIP)	Affordable Rental- Rental Rehabilitation & New Construction	\$460,000	309

Rental Housing Entry Assistance (SHIP)	Affordable Rental- Non-homeless Rental Assistance	\$250,000	25
Renter State Total:		\$710,000	334
Overall Renter Total:		\$36,976,823	1,250

Table 13 – Housing Summary

The remainder of this page is intentionally left blank

AP-60 Public Housing – 91.220(h)

Introduction

Palm Beach County has seven (7) housing authorities operating within its boundaries. Four (4) of these are headquartered within the Palm Beach County Urban County jurisdiction but one of these, Riviera Beach Housing Authority, has no HUD assisted units and administers no Section 8 Vouchers. This section will therefore focus on Belle Glade Housing Authority (BGHA), Palm Beach County Housing Authority (PBCHA), and Pahokee Housing Authority (PHA). The Housing Authorities desire to expand the supply and improve the quality of assisted housing, increase assisted housing choices, provide an improved living environment and promote self-sufficiency of families and individuals, reduce financial dependency on federal public housing subsidy, decrease energy consumption and promote youth programs for public housing residents. Each of the authorities provides affordable housing to extremely-low, low-, and moderate-income families through the operation of rental units and administration of tenant-based and project-based vouchers. Together these three entities operate a total 1,622 Housing Units plus an additional 53 scattered homes, and manage 2,245 vouchers including 213 vouchers for HOPWA clients.

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

In order to address the needs of public housing residents, each housing authority plans to implement the following strategies:

Belle Glade Housing Authority (BGHA): BGHA works with the US Department of Agriculture Rural Development farm labor housing program and provides housing exclusively to farmworkers and their families. In order to address the needs of public housing, BGHA:

- Continues to provide maintenance on dwelling units including a roof replacement program.
- Update/replace cabinets, countertops and flooring in units on a 'most needed' basis; this interior work will be accomplished with in-house maintenance staff.
- Continues to house and support the Redlands Christian Migrant Association, a Day Care Center for children at the Okeechobee Center.
- Continue its work with the Police Athletic League who sponsors football and basketball teams for all age groups of children.

Palm Beach County Housing Authority (PBCHA):

- PBCHA will continue to maintain and keep the dwelling units and common areas of all public housing sites in a well-maintained shape.
- The Authority identified an urgent need for additional Senior/Disabled ADA compliant units and continues to pursue: adding six new ADA compliant units at the Schall Landings site; and maintain Drexel House as a senior community for persons +62 years of age.
- The PBCHA is finalizing Phase 2 of the New South Bay Villas (NSBV) revitalization project. Phase 2 includes rehabilitation and leasing of 49 remaining units, as well as the demolition and reconstruction of 64 units at the former Marshall Heights community proximate to South Bay Villas. The NSBV community will include a gym/exercise room, large laundry facility, an outdoor

play area, a splash park and walking trails. NSBV will offer supportive services tailored to the working family.

- PBCHA has completed the extensive renovation and lease up of the 144-unit Covenant Villas apartment complex in Belle Glade with their development partner.
- PBCHA will liaise with an independent organization to provide financial, administrative and operational support services in response to growing housing and economic needs of the community.

Pahokee Housing Authority (PHA): PHA will undertake the following actions in order to address the needs of its residents:

- Utilize a Florida Housing Finance Corporation grant and a 9% LIHTC grant to rehabilitate its housing stock by making improvements on up to 129 units at two locations.
- Repairs to the deteriorated gravity sewer main systems project continues at Padgett Island Homes and Fremd Village and is funded via a \$600,000 CDBG grant.
- Utilize the Elderly Designation Plan for units that will convert to LIHTC preservation grant to give preference to persons 62 years of age and older.
- Acquire and rehabilitate abandoned single family homes and rehabilitate its public housing stock; develop vacant property, and assist residents with homeownership initiatives.
- Administer voucher programs for rental assistance, Section 8 housing, and veterans with disabilities and implement measures to improve the quality of assisted housing.
- Continue to engage residents in its operational management, Board meetings, empowerment trainings and policy development.
- Continue to identify funding sources to renovate/modernize its housing stock, develop additional properties and position staff for long-term management.
- Provide mobility counseling and programmatic guidance to participants of Section 8 and VASH programs.
- Conduct landlord workshops to increase participation and understanding of Housing Choice Voucher (HCV) program requirements, and coordinate homeownership workshops for families participating in Section 8 HCV programs.

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:

Belle Glade Housing Authority (BGHA):

BGHA is funded and operates under the guidelines of the USDA. There are no requirements to undertake a specific action to encourage residents to become more involved in management. However, BGHA continues to employ 14 residents in their Maintenance and Administration Departments.

Palm Beach County Housing Authority (PBCHA):

- The FSS Program is a five (5) year program available to all Public Housing and Section 8 residents/families and will enable residents to develop an individual training plan to establish self-sufficiency goals. The case management of clients is accomplished through the in-house FSS Program Manager and Coordinators.
- As part of the PBCHA's annual budget, there is a set-aside of \$25.00 per household to help establish and fund Resident Councils at five of the authority's locations. There are presently two active Resident Council Organizations chartered at Drexel House and New South Bay Villas, and the authority is working diligently to revitalize Resident Councils at PBCHA's other communities.
- A Resident Participant has been appointed as a fifth member of its Board of Commissioners, as required by Florida Statutes.
- The PBCHA Resident Advisory Board (RAB) comprises the Resident Council President from each Community, or a Resident from each Community and a representative from Section 8 participants.
- PBCHA works in collaboration with PBC Sheriff's Office (PBSO) to help combat crime in public housing and maintain a contractual agreement with PBSO to sponsor many programs and events. PBCHA provides office space in its housing developments for PBSO's Community Policing Unit which also assists with fraud investigations and recovery.
- The Housing Authority continues to promote the use of its computer learning centers for residents at Drexel Apartments, Schall Landings, Dyson Circle and Seminole Manor.

Pahokee Housing Authority:

- PHA under HUD's Residents Opportunities and Self-sufficiency (ROSS) program was awarded a \$192,000 three-year grant, which will allow for the continued funding of a full-time Self-Sufficiency Coordinator to operate its Residents Self-Sufficiency program. This program offers comprehensive services through various partners to provide education, transportation, child care, health and budgeting services. The program also maintains alliances with various local and external partners which results in creating jobs and providing resources to improve the social structure in public housing.
- PHA continues to educate employees and residential program participants about their right to Fair Housing and Equal Opportunity (FHEO) rights. PHA will continue to pursue partnerships and collaborate with fair housing agencies for homeownership assistance training for staff and landlords, and for its residents.
- The Housing Authority plans to educate residents on energy conservation to reduce not only consumption of water and electricity but to improve energy efficiency through the continued replacement of appliances with energy efficient/Energy Star models and provide education tips to reduce household energy consumption.
- PHA will utilize its newly renovated Community Center and Computer Lab to host training activities for residents and their children to promote health, economic independence, adult and youth educational opportunities through enhanced learning websites, mentoring and other services to attain self-sufficiency. The on-going partnership with CareerSource of PBC, PB State College and Bridges Foundation offers skill building, on-the-job training, job readiness and employment opportunities.

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

Both the Palm Beach County Housing Authority and the Pahokee Housing Authority were designated a High Performer agency by the U.S. Department of Housing and Urban Development. The Belle Glade Housing Authority operates under the auspices of the USDA and is therefore not subject to this type of assessment.

The remainder of this page is intentionally left blank

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

Introduction

Palm Beach County is dedicated to improving housing opportunities of all its residents including the homeless population, those threatened with homelessness, and those with special needs. Governments and non-profit agencies will continue to provide facilities and support services to meet the immediate needs of homeless individuals/families and help prevent individuals and families from becoming homeless as well as those individuals with special needs. In its Five Year Consolidated Plan, Palm Beach County stated that the funds that are reasonably expected to be made available to the County for homeless programs will 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 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/families 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 support services should be provided to the individuals/families. The County plans to assist approximately 2,700 unsheltered persons during FY 2019-2020 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 most needed by the homeless individual. The HOT Team will continue to travel to various locations throughout Palm Beach County where homeless persons are known to congregate to conduct these on-site screening.
- The Senator Phillip D. Lewis Center will continue to be the point of access for the homeless population to obtain housing/services in Palm Beach County. Community Development Block Grant (CDBG) funds will be utilized to partially offset its operating costs. Homeless individuals and families will continue to be referred to the Lewis Center from the County's Homeless Outreach Team as well as law enforcement.
- The Homeless Coalition of Palm Beach County will coordinate several Homeless Project Connect events throughout the County during FY 2019-2020. These events allow the homeless population to receive free haircuts, toiletries, clothing and other related items. Homeless persons will also be provided with the opportunity to obtain identification cards at some of these events. It is estimated that over 600 homeless persons will attend the various Homeless Connect Projects

during the fiscal year.

- During the upcoming fiscal year, the Homeless Coalition will provide Warm Welcome Kits to everyone who comes through the doors of the Lewis Center. This program provides the individuals a sturdy cloth tote bag or backpack stuffed with various necessities and comforts to make the transition from homeless to home less stressful. These items include, among others, t-shirt, socks, wipes, soap, shampoo, toothbrush and toothpaste.
- Palm Beach County will observe National Hunger and Homeless Awareness 2019 (November 16-24, 2019). 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 implementation of supportive services provided by these facilities. During the upcoming fiscal year, the County will provide shelter and supportive services to the homeless population through the following:

- Palm Beach County will continue to 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 support services to homeless single women and men as well as homeless families. FAA funding will also be used to provide shelter and support services to domestic violence victims.
- The County will provide \$148,745.546 of ESG funding to provide transitional housing and support to single homeless men.
- Palm Beach County will allocate \$109,645.54 of ESG funding and \$24,506 of CDBG funding to support housing facilities that provide shelter and services to domestic violence victims as well as to abused, neglected and abandoned children.
- The County will allocate \$720,752 of CDBG dollars to support the operation of two (2) county-owned emergency shelters. The Lewis Center will provide shelter and support services to homeless individuals and the Program REACH facility will provide shelter and support services to homeless families with children. It is anticipated that during the upcoming fiscal year 3000 homeless individuals and 240 homeless families will receive services from these two shelter facilities.
- The Housing and Homeless Alliance (HHA) prioritized emergency shelter as a priority to received ESG funding.
- A transitional housing project that provides shelter to unaccompanied youth who have aged out of the foster care system will receive \$13,935 of CDBG funding to support its operation.
- The county will partner with a local housing authority operating in the county to construct and operate approximately twenty-one cottage homes to be operated as a transitional rental facility.

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 utilize Continuum of Care (CoC) and ESG funding to support three (3) Rapid Re-housing projects. 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 be provided with case management and other supportive services.
- State Housing Initiative Partnership (SHIP) funds will be used by Palm Beach County to operate a Housing Reentry Assistance (REAP) Program. This homeless prevention program will provide rental security and utility deposits to eligible households whose income is up to 50% AMI.
- CoC funding will be used to maintain the operation of permanent supportive housing programs that dedicate 100% of their beds for the chronic homeless population. These programs will provide housing and support services to individuals as well as to families.
- The County will allocate FAA funding to assist with the operation of permanent supportive housing programs which that will assist individuals and families.
- During the upcoming fiscal year, the County will utilize HOME funds to operate a Tenant Based Rental Assistance (TBRA) Program. The program will provide direct financial assistance to households for rental deposits and monthly rental subsidies for up to 2 years.
- The County's Homeless and Housing Alliance (HHA) has established the goal to fund permanent supportive housing projects that dedicate 100% of their beds for chronically homeless participants. This priority will be achieved by awarding maximum points during the grant review process for CoC-funded projects that meet this goal.

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:

- Palm Beach County will continue to provide direct financial assistance in the form of emergency rent and/or utility payments to households in order to prevent the household from becoming homeless. Homeless prevention funds will target those individuals and families who would become homeless without the assistance. The County will utilize funding made available through the Department of Children and Families (DCF) as well as Emergency Food and Shelter Program (EFSP) for homeless prevention activities.
- The County will utilize FAA funding to support a Traveler's Aid Program. This program provides relocation assistance to homeless families/individuals who find themselves stranded in Palm Beach County. The assistance will be in the form of a one-way bus ticket that will allow the homeless individual to return to a support system outside of Palm Beach County.
- PBC 's DHES will continue to support applications to Federal/State and other programs that are seeking funding to provide services to households who find themselves threatened with homelessness. This support will be reflected by providing Certifications of Consistencies with the County's Consolidated Plan and through participation on appropriate governing boards and committees.
- Palm Beach County will continue to coordinate with the Department of Children and Families (DCF), Child-Net and other agencies that provide housing and support services for unaccompanied youth (ages 18 to 25) that have that aged out of the foster care system. Furthermore, DHES will provide \$13,935 of CDBG funds to one public service agency that will provide shelter and services to this population.
- The youth project, "Connecting Youth to Opportunities" which provides rapid re-housing and support services to unaccompanied youth ages 18 to 25 who have aged out of the foster care system will receive CoC funding during the upcoming fiscal year.
- The Palm Beach County Sherriff's Office will continue to work with the County's Division of Veteran and Human Services to ensure persons who were homeless prior to being incarcerated are given the opportunity to access County's homeless services. Assessments and sheltering arrangements will continue to be conducted by the County's outreach team prior to the individual's release from the County's correctional facilities.
- Palm Beach County's Reentry Task Force will continue efforts to implement comprehensive re-entry services to ex-offenders throughout the County. These services will include, among others, case management and housing assistance. The Task Force will be seeking funding and support applications during the upcoming fiscal year for this initiative. The Reentry Task Force partners include Palm Beach County, Criminal Justice Commission and Gulfstream Goodwill Industries.
- The Lewis Center will continue to coordinate with area hospitals and mental health facilities so discharged patients can 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 supportive services for special needs population are currently

addressed through various County sponsored programs. The elderly population and senior citizen activities are assisted through the County's social service programs. Many senior activities are facilitated by the Area Agency on Aging of Palm Beach and the Treasure Coast. Special needs services that are not directly provided by the County such as housing for persons with HIV/AIDS, foster care programs, youth aging out of State foster care, mental health disorders and assistance abuse are addressed by the County through coordination with a network of social service providers and through funding via CDBG, ESG, and General Revenue to non-profit agencies to assist in the provision of those services. The County is an active participant in the Special Needs Advisory Coalition (SNAC). The Coalition's mission is to provide a comprehensive, integrated system of care that supports and connects individuals with special needs and disabilities and their family to community-based services and opportunities.

The remainder of this page is intentionally left blank

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

Introduction:

Palm Beach County (PBC) will continue to implement strategies to remove barriers to affordable housing, whether such barriers are posed by public policies, the economic climate, or conditions in the local housing market. The County's strategies are designed to close the affordability gap, increase the supply of affordable housing, and ensure opportunity for access to affordable housing.

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

Public policies of PBC are intended to remove barriers to affordable housing. The County, in its quest to promote affordable housing and to remove identifiable barriers to affordable housing, will continue to implement the following strategies:

- The PBC Planning, Zoning, and Building (PZB) Department in coordination with the Department of Housing & Economic Sustainability (DHES) have completed revisions to affordable housing policies set forth in the Future Land Use Element and the Housing Element of the Comprehensive Plan, approved and adopted by the Board of County Commissioners on May 2, 2018.
- County land development regulations allow for Zero Lot Line Developments which utilize less land to develop housing and thereby reduces its cost.
- Accessory Affordable Housing in the "Institutional and Public Facilities" Land Use Category provides non-profits and other community based organizations a means to develop very-low and/or low-income housing on land that has been set aside for public and/or governmental use but ordinarily has no specific residential density. This provision is important to special needs housing production 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). This program is currently being evaluated against the provisions of the Comprehensive Plan and the ULDC, and recommendations may be made regarding its modification.
- PZB implements a 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.
- County owned surplus properties: if suitable for housing development, identified properties will be awarded to local housing authorities and funding provided from the Infrastructure Sales Tax (IST) to construct housing for L/M income families.
- PZB will implement a voluntary Affordable Housing Program (AHP) which stimulates the development of affordable units (<60% AMI) in all new developments of 10 or more units located

in the unincorporated county. The AHP requires 65% of total project units to be affordable in exchange for density bonuses incentives.

- PZB’s One-Stop Permit Process lessens the time required for developers to acquire necessary building permits, reducing interest costs to developers of affordable housing.
- The County’s Impact Fee Ordinance will minimize impact fees for new development of smaller, more affordable homes, by calculating impact fees on the total square footage of the home.
- DHES 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). Utilizing investment earnings from collected school impact fees is under consideration to be added to the program.
- The County Engineer’s Municipal Services Taxing Unit Program provides paving and drainage improvements throughout the unincorporated county. The program will help maintain housing affordability by allowing assessments for such infrastructure improvements to be paid over a period of 20 years to reduce the financial impact on property owners.
- The PBC Water Utilities Department’s Deferred Payment Program will reduce the financial impact on property owners of assessments levied for installation of public water and sewer systems within its service area. This program will allow assessments to be paid back over a period of 20 years with an annual interest rate of 5.5%.
- The PBC Property Appraiser’s Office will administer property tax exemptions which contribute to housing affordability, including:
 - Homestead Exemption
 - Active Military Service Exemption
 - Civilian Disability Exemptions
 - Disabled Veterans Exemption
 - Senior Exemption
 - Quadriplegic Exemption
 - Granny Flats Exemption
 - Legally Blind Exemption
 - Widow/Widower Exemption
 - Institutional Exemption

All of the listed exemptions contribute to affordability of housing by lowering the annual property tax burden. Additionally, the Portability Exemption allows homeowners which are relocating to transfer their existing homestead exemption to their new primary residence. This enhances fluidity in the housing market and increases the supply of existing for-sale housing thereby mitigating supply side price pressures.

The remainder of this page is intentionally left blank

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Palm Beach County has identified the following factors as obstacles to meeting the needs of its underserved population:

- Insufficient funding resources;
- Homelessness;
- Lack of skilled workers and jobs;
- Lack of affordable housing stock;
- Inability of low income families to afford home ownership;
- Need for a more cohesive service delivery system which promotes partnership between service providers; and
- The geographic separation between the urban eastern and rural western portion of the county precludes basic amenities, housing choices and efficient provision of job opportunities to low- and moderate-income households residing in the western glades communities.

During FY 2019-2020, the County plans to undertake the following actions to address the obstacles noted above.

- Continue to apply for new funding from Federal and/or State sources to better focus on the underserved needs of the County, and will support funding applications from other entities within its jurisdiction;
- Continue to provide affordable housing to extremely low, low, and moderate-income families through the new construction or rehabilitation of rental and owner-occupied units for these income groups and by providing mortgages at affordable rates.
- Develop the second Housing Resource Center using the approved \$5.7M of the 1% Infrastructure Sales Tax (IST) to assist the homeless as well as over \$1M in CDBG funding (some from previous years).
- Provide \$25.5M IST for safe, decent and affordable housing units for the homeless, extremely low and low income. Projects for this year include construction of a 20-unit transitional Cottage Home (\$4M).
- Initiate a pilot project to develop affordable single-family homes on scattered County-owned sites for purchase by qualified buyers.
- Provide financial support to non-profit and publicly operated entities that support homeless individuals and families, and other members of underserved populations.
- Promote the development of vocational, on-the-job training, apprenticeship and entrepreneurial programs for unskilled persons.
- Promote cooperation between agencies serving the underserved population 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 and the Homeless Advisory Board, among others.

- Address infrastructure deficiencies in low- and moderate income areas (including identified CDBG Target Areas) through funding under the CDBG Program and the IST;
- 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 a special focus in the Glades area; and lead economic development efforts in the Glades Region in order to improve economic and housing conditions for local residents.
- Continue to promote tax incentive opportunities for businesses creating jobs in the County's high crime areas under the state designated Urban (high crime) Job Tax Credit Program.
- 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.
- Encourage private investment/development in the County's designated low-income census tracts under the Federal Opportunity Zone Program.
- Continue to provide energy payment assistance to over 7,000 low-income residents under the State of Florida's Low-Income Home Energy Assistance Program.
- Continue to collaborate with CareerSource to provide effective and coordinated employment services opportunities to residents in need of assistance.

Actions planned to foster and maintain affordable housing

For FY 2019-2020, Palm Beach County will preserve and enhance the supply of decent and affordable housing for very-low, low-, moderate-, and middle-income (0 – 120% AMI) residents of the County by:

- Encouraging the utilization of vacant government properties for the development of affordable housing, and providing \$25.5M of the 1% infrastructure sales tax (IST) for safe, decent and affordable housing units for the homeless, extremely low and low-income individuals and or families. This year includes the construction of a 20-unit transitional Cottage Home project utilizing 1.3 acres of surplus County-owned property.
- Initiating a pilot project to develop affordable single-family homes on scattered County-owned sites for purchase by qualified buyers.
- Continue to utilize interest earnings generated by investment of impact fee collections to assist new affordable housing development.
- 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 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;
- Utilizing SHIP funding (\$1.4M) to acquire, rehabilitate, and improve housing for veterans and other special needs households;
- Providing in-take, processing and subsidies to ensure occupancy for 139 Workforce Housing units.
- Ensuring that affordable housing subsidized by the County remains affordable for a prescribed period through deed restrictions and monitoring.
- Ongoing evaluation of policies and programs that impede affordable and workforce housing pursuant to FL §420.9076;
- Implementing the Planning, Zoning, and Building 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;
- 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; and
- Assisting eligible low-income households and seniors with energy related home repairs, weatherization, bill payment assistance and energy crisis assistance.
- Continuing rehab hardening program to reduce losses during storms and flood.
- Encouraging the use of Green Building and Energy Saving products and processes are used in affordable housing construction when funding assistance is provided by the County.

Actions planned to reduce lead-based paint hazards

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. In Florida, Medicaid eligible children, particularly under the age of 72 months, are required to be tested for lead poisoning. All blood lead test results are reportable and results greater than or equal to 10 µg/dL will be reported to Florida Health PBC for inclusion in the Children's Lead Poisoning Database. The Center for Disease Control (CDC) currently recommends that a child's blood level equal to 5 µg/dL be reported to parents. No safe blood level in children has been identified and prevention of lead exposure before it occurs is recommended. The Florida Health Palm Beach County will continue to apply for grant funding in order to implement lead-based paint reduction programs. The Florida Health Bureau of Environmental Toxicology and the Florida

Health PBC are the two agencies responsible for monitoring lead hazard exposures within Palm Beach County.

Some of the actions to be undertaken by the Florida Health PBC to address and/or reduce lead-based paint hazards include:

- Promote lead hazard remediation efforts by providing families, communities, and professionals with knowledge and technical assistance regarding lead-based paint testing and abatement programs.
- Promote awareness about the Florida Department of Health Lead Alert Network and Consumer Product Safety Commission which disseminate information about lead hazards, folk medicine, imported candies, recalled toys and other children's products.
- Coordinate lead source identification with appropriate departments and organizations in the County to ensure the guidelines for lead reductions are consistent with the rehabilitation programs and codes.
- Ensure at-risk children are screened for lead poisoning and establish working relationships with stakeholders in the community who can help implement a county-wide elimination plan.

DHES follows the policies outlined in its residential housing rehabilitation program guidelines when implementing its federally funded, single family housing rehabilitation programs for homeowners. All residential units constructed prior to 1978 and slated for rehabilitation, must undergo an inspection for lead-based paint prior to the initiation of the rehabilitation. If lead-based paint is identified it will be assessed and abated, and the tenant/homeowner may be provided with relocation expenses for the period of the abatement. Up to \$10,000 in CDBG grant funds may be awarded to cover the costs for lead-based paint testing, abatement, and homeowner relocation. DHES will keep on file all results of lead-based paint inspections and abatements in order to comply with applicable regulations. DHES also operates a first mortgage program and under this program all homebuyers purchasing residential units which were built prior to 1978, are advised of the potential of lead-based paints hazards which may affect the housing unit. DHES will require lead-based paint inspections of commercial buildings built prior to 1978, if the buildings will be used by children.

Actions planned to reduce the number of poverty-level families

The County and its partners will continue efforts to reduce the number of poverty-level families through family stabilization programs, employment related supportive services, creating economic opportunities, and the provision of affordable housing.

The County's planned actions to reduce the number of poverty-level families are as follows:

- Advocate for clients underserved, the services and funding to address self-sufficiency and economic stability.

- Continue to provide opportunities to the poor by combining, organizing and adjusting the available resources so that programs are tailored to the needs of low-income people and communities.
- Collect and analyze data from information systems and other qualitative means in order to assess the economic needs of persons living below the poverty level.
- Assist migrant and seasonal workers to learn new employment skills by providing basic job skills training, job readiness, high school equivalency preparation, counseling and support.
- Coordinate and share data with other organizations that plan and develop economic growth and job training.
- Provide local matching funds for Title 20 subsidized childcare, providing support to low-income, working parents.
- Assist eligible citizens in need, including seniors, veterans and current members of the armed forces to attain optimal independence.
- Implement farm worker programs to provide classroom education, on-the-job training, and job search assistance to farm workers and their families to be able to attain full-time, year round employment.
- Continue to provide support for the Lutheran Services Florida (LSF), a non-profit, to administer the Head Start and children services program which assists 2,468 low-income preschool children from birth to 5 years.
- Implement a 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 be self-supporting.
- Continue to fund (\$12M) to the Financially Assisted Agency Program, which provides funding to non-profit agencies to administer health and human service programs.
- Continue to provide job creation and retention opportunities, particularly in areas with high concentrations of poverty.
- Support CareerSource Palm Beach County that operates three full service career centers to provide employer/employment opportunities countywide and an office for employment & training and related services for individuals receiving Supplemental Nutrition Assistance Program and Employment and Training Program benefits.
- Support and encourage private long-term investment and job creation in the targeted communities designated as Opportunity Zones.
- Continue to use CDBG funds (\$306,000) to assist business incubators to provide entrepreneurial expertise to small and micro business enterprises.
- Continue to coordinate and support catalyst projects like Oxygen Development LLC on the Coast and a future inland logistics center in the Glades, to bring major job opportunities.
- Support the Glades Incentive Program to provide incentive payments to contractors & subs for the hiring of new employees residing in the Glades Region.
- Continue to provide Low Income Home Energy Assistance Program (LIHEAP) which helps keep low income families safe and healthy through initiatives that assist families with energy costs.

- Support the operations of the Senator Philip D. Lewis Center (homeless resource center), Family Emergency Center with CDBG, and the construction of a new homeless center to be located in the central portion of the County provided through the approved additional 1% sales tax.
- Continue to use HOME funds to fund a tenant based rental assistance program to serve homeless and impoverished families.
- Continue to use ESG funds to fund a rapid rehousing program for the prevention of homeless households.

Actions planned to develop institutional structure

Palm Beach County supports strong institutional structure to manage the identification of needs and the delivery of benefits to low income and special needs residents of the community. Entities involved in this endeavor include Palm Beach County government departments, private organizations, other local governments and public agencies. Various special purpose committees and boards include representation from the aforementioned agencies that participate in the distribution of these benefits. The strength of the system is the close collaboration between the number and variety of organizations, public and private, and the comprehensive knowledge each agency has of the range of public services that are available to their clients. The programs are countywide and available to both the homeless and special needs populations. The County has identified the expansive land area which is Palm Beach County as a major obstacle to the efficient delivery of homeless and special needs services. Most of the services available to the homeless and special needs population are offered in the eastern portion of the County, and underserved populations in the north, south and, especially the western portion of the County does not have easy access to these services. The County continues to explore various options that would allow for western community residents to better access services and benefits. The lack of affordable housing for the homeless and very low income populations has also been identified by the Homeless and Housing Alliance (HHA) as an issue to overcome. PBC continues to evaluate the operation of each of its community development programs in order to ensure their operation within regulatory requirements, maximize persons to benefit, and ensure eligible persons have easy access to these benefits. Following are some of the activities underway or to be undertaken during the coming year:

- Actively coordinate with municipal partners in the preparation of the annual action plan.
- Facilitate the actions of various committees to manage the Continuum of Care and the Emergency Solutions Grant requirements.
- Pursue closer relationships between the County and non-profit and for-profit housing providers of affordable housing.
- Provide funding and additional incentives for affordable housing development.
- Continue to support workshops and forums which advance affordable housing, economic development, homeless and other special needs issues.
- Provide direct home ownership assistance to L/M income families to enable them to qualify for conventional first mortgages.
- Provide funding to businesses, incubators, among others, in order to generate jobs for L/M income persons.

- Construct a Homeless Resource Center to serve the central and southern portions of the County.
- Support and participate in the Special Needs Advisory Coalition which promotes the comprehensive, integrated system of care for individuals with special needs and disabilities.
- Solicit the participation of local public housing authorities to construct and operate housing for very low and low income residents on County owned vacant land deemed suitable for housing development, and provide financial assistance to these ventures through revenues earned from the sales surtax initiative.
- DHES continues to be responsible for certifying consistency with the Action Plan for any housing-related activity that receives HUD funding, and will continue to collaborate with a variety of entities to provide housing and non-housing activities for the development of viable urban communities within Palm Beach County.

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

The following summarizes the actions to be undertaken by Palm Beach County to enhance coordination in the implementation of the Action Plan.

Coordination with Continuum of Care

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 Continuum of Care (CoC). The HHA is comprised of homeless service providers from all areas of the homeless arena and the lead agency is the Division of Human and Veteran Services (DHVS). The HHA establishes the homeless priorities to be addressed by the County, and recommends funding under the ESG and HUD's Continuum of Care Grant Programs. The HHA recommendations to address homelessness are included in the Consolidated Plan. Administration of the ESG Program is carried out by the DHVS.

Coordination with Public and Assisted Housing Providers

The County will continue to coordinate with: the 4 housing authorities located within its jurisdiction; the five HOME designated CHDOs; Housing Leadership Council; Palm Beach County Affordable Housing Collaborative; Treasure Coast Regional Planning Council; and for-profit and not-for-profit affordable housing providers, to increase the supply of affordable housing and to identify the most needy households. The 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 to be provided primarily under the HOME and SHIP programs and projects funded are selected via a competitive RFP.

Coordination with Health, Mental Health, and Service Agencies

Coordination with the following agencies will continue: Palm Beach County Health Department, especially as it relates to lead-based paint identification and abatement; Jerome Golden Center for Behavioral Health, Seagull Industries, Coalition for Independent Living Options (CILO, and the ARC, specifically to address disability issues; the Legal Aid Society of Palm Beach County and the Urban League of Palm Beach

County to address legal and fair housing problems experienced by low- and moderate-income persons; Redlands Christians Migrant Association, Children’s Home Society of Florida, Place of Hope, Children’s Place at Home Safe, Vita Nova and the County’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. DHES 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.

Palm Beach County 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 the County and other areas designated as Enterprise Zones. The County will continue to use CDBG entitlement funds to fund two business incubators 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. Palm Beach County DHES will also continue to work closely with the Business Development Board to attract new businesses to the County.

The remainder of this page is intentionally left blank

Program Specific Requirements

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

Introduction:

For Fiscal Year 2019-2020, the County expects to receive funding under the following CPD Programs: CDBG (\$6,406,686); ESG (\$546,649); and HOME (\$2,145,072). In addition, the County expects to generate approximately \$280,000 in un-programmed program income under CDBG (\$30,000) and HOME (\$250,000). CDBG funds are expected to fund program activities to be implemented by County departments, municipalities, and non-profit agencies. The HME Program will fund CHDO activities, the construction or rehabilitation of affordable multi-family housing units, a first time homebuyers program and a tenant-based rental assistance program. 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 (AP-35). 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	\$30,000
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	\$30,000

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	80%

The remainder of this page is intentionally left blank

**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 will not utilize HOME funds in any other form except those stated in Section 92.205(b)(1).

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:

Palm Beach County may use HOME funds during FY 2019-2020 for the following homeownership activities: provision of mortgages for acquisition (purchase) of units; provision of second mortgages to assist with the purchase of a home; and provision of assistance for rehabilitation of an owner occupied home; construction of replacement housing when original structure is deemed to be beyond repair. Where full funding is provided for acquisition, the assistance will be in the form of a repayable loan and the price of the unit cannot exceed \$294,500 (95% of the median sale price for a housing unit in Palm Beach County *HUD FHA 2019 Mortgage Limits List*). All other assistance may be provided in the form of a repayable loan or deferred loan that will be forgiven at the end of the affordability period. In order to qualify for any of the assistance stated above, a household must have an income that does not exceed 80% of the median income for Palm Beach County.

Recapture Provision

The following Recapture Provision will be implemented to ensure the continued affordability of homebuyer units:

Principal Residence: Any home constructed, acquired or rehabilitated under the HOME Program must be used as the principal residence of the homebuyer.

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 subsidy will be recaptured.

This policy will be applicable to all HOME funded homeownership activities which are administered by HES, CHDOs, Developers, or Subrecipients. The following chart depicts the required affordability period based on the types and form of the HOME assistance:

Funded Activity	Forms of Assistance	Affordability Period
<ul style="list-style-type: none"> • Acquisition • New Construction • Purchase assistance 	<ul style="list-style-type: none"> • Repayable Loan • Deferred Loan 	<ul style="list-style-type: none"> • 30 Years
<ul style="list-style-type: none"> • Rehabilitation 	<ul style="list-style-type: none"> • Deferred Loan 	<ul style="list-style-type: none"> • 15 Years

Table 14 – Affordability Period

Refinance: Mortgage subordinations will only be granted at the discretion of Palm Beach County. Mortgage subordinations will only be granted in cases where the homeowner is seeking new financing

to: lower the term of the first mortgage; lower the interest rate of the first mortgage; or make improvements to the HOME assisted property. Should the homeowner refinance for any reason other than those stated above, the full amount of the subsidy provided shall become due and payable in full.

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:

Palm Beach County’s Department of Housing and Economic Sustainability (DHES) utilizes the recapture provision for all of its HOME funded housing assistance programs. Recapture provisions encumber the property via a mortgage and promissory note and/or Declaration of Restrictions. If the owner does not maintain compliance with residency and other provisions of the encumbrance, the requirement to repay the County is triggered. If the recapture provision is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. Net proceeds are defined as the sales price minus repayment of superior loans and any closing costs. The recaptured funding will be HOME program income. The following chart depicts the amount of the repayment due to the County in the event of a violation of the deed restrictions:

Forms of Assistance	Repayment Calculation
Repayable Loan	All unpaid principal and accrued interest due in full
Deferred Loan	Full amount of HOME subsidy

Table 15 – Repayment Calculation

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 2019-2020 Palm Beach County does not plan to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME and/or other federal funding. However, this activity may be implemented in subsequent years during the Consolidated Plan period. Pursuant to 24 CFR part 91, refinance guidelines will include cost reasonableness per unit, management capacity and best practices, market analysis and feasibility, long-term viability, effect on project debt/equity, purpose of refinance, affordability for 15 years (or longer at the discretion of the County), and other compensating factors consistent with the County’s affordable housing policies.

5. Describe the process for HOME eligible applicants, indicating the process for soliciting and funding applications or proposals and where this information can be obtained.

The County solicits eligible applicants under various HOME Programs in the following manner: First time homebuyers and homeowner rehabilitation – a Notice of Funding Availability (NOFA) is published in the Palm Beach Post and is placed on the DHES website advising of the availability of funds and the eligibility requirements of the programs. For CHDO reserved funding, the County directly notifies all certified CHDOs of a Request for Proposal (RFP), publishes the RFP in the Palm Beach, and advertising it on the DHES website. For rental housing developers, a RFP is placed in the Palm Bach Post, advertised on the DHES website, and is directly sent to all interested parties. RFPS are administered in accordance with Part 200.

6. Indicate if the County plans to limit beneficiaries or give preference to a particular segment of low income population. Provide a description of the limitation preference.

Palm Beach County does not provide preferences to particular segments of low income populations or limit beneficiaries. An eligible household must have an income that does not exceed the limits set by HUD program regulations, along with other qualifying requirements to obtain funding from the County.

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

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

The County's Division of Human and Veteran Services (DHVS) administers the Emergency Solutions Grants (ESG) Program and coordinates all ESG-funded activities to enhance the quality of the homeless facilities and services offered to the County's homeless population. Although ESG funds can be used for a variety of activities, Palm Beach County has selected to fund projects under the emergency shelter, rapid re-housing and the homeless Management Information System (HMIS) component. The County has taken full advantage of ESG's flexibility to fund a wide range of services which address critical gaps that exist within the County's Continuum of Care.

Palm Beach County Homeless and Housing Alliance (HHA) have the following written program standards that govern ESG-funded activities: Emergency Shelter Standards, Rapid Rehousing Standards, Coordinated Intake and Assessment Standards, Housing First Standards, and HMIS Policies and Procedures. These standards were written and adopted by the HHA during the past fiscal year. Palm Beach County traditionally provides funding for the first three activities mentioned above. The program standards to implement these activities are attached.

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 utilizes the Service Prioritization Decision Assistance Tool (SPDAT) to prioritize the service needs of the homeless population. The CoC adopted the SPADAT as its centralized and coordinated assessment tool in November 2013. Training on the utilization of the tool began in January 2014 with full implementation by July 2014. The SPDAT is used as part of the intake process and found to be effective in determining appropriate placement and service prioritization.

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

The ESG Program is administered by the County's Division of Human and Veteran Services (DHVS). In order to allocate the ESG Program funds, DHVS requests 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, DHVS utilizes the Request for Proposals (RFP) process to allocate the ESG funds to subrecipients. The process is as follows:

- A Request for Proposals (RFP) and a scoring tool is developed and an appeal process is established.
- The RFP is issued and posted on the County's website.
- A Technical Assistance Meeting is conducted for all interested applicants.
- A Non-Conflict Grant Review Committee with one member being either homeless or formerly homeless is established by DHVS.
- Grant Review Committee Training is conducted for all committee members.
- Proposals are initially reviewed by DHVS to insure regulation compliance, and then forwarded for review and scoring by the Grant Review Committee.
- The Grant Review Committee scores and ranks the proposals based on the following criteria: demonstration of need for the activity; evidence of site control and ability to develop and implement activity; reasonableness of total project costs and the ESG program amount requested; evidence of activity financial feasibility and that matching funds are committed and available for obligation; applicants ability to expend grant funds in timely manner and past performance and the appropriateness of qualifications and backgrounds of personnel assigned to activity.
- The ESG funding recommendations are forwarded to the Board of County Commission (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.

Former homeless individuals serve on both the HHA Executive Committee and on the Non-Conflict Grant Review Committee (funding recommendation committee).

5. Describe performance standards for evaluating ESG.

All ESG-funded subrecipients enter into a one-year agreement with Palm Beach County to provide the ESG homeless activity. The agreement's scope of work outlines how request for reimbursements should be submitted and the reporting process for each subrecipient. All ESG agreements entered into by the County are subject to on-going monitoring and evaluation throughout the term of the agreement. The methods of monitoring include: on-site monitoring visits, desk audits of monthly reports, review of final reports, review of randomly selected case files, and on-going contact with agency's program staff.

The contractual agreement requires all subrecipients to submit monthly reports along with their request for reimbursement. The monthly narrative reports describe activity progress during the month through a detailed narrative describing contract activities and the results achieved. To meet HUD's reporting requirements, statistic data is also reported to track the type of activity carried out and the number of individuals/families assisted, including data on racial/ethnic characteristics of the

program participants. Subrecipients are advised that unless all reporting requirements are satisfactorily met, requests for reimbursements will not be processed.

All sub-recipients must ensure that financial records and documents pertaining to costs and expenses under the ESG grant are maintained to reflect all costs of materials, supplies, services and any other costs and expenses for which reimbursement is claimed or payment is made. All records pertaining to the grant are retained for a period of at least five (5) years following submission of the final expenditure report. In the event that any claim, audit, litigation, or state/federal investigation is started before the expiration of the record retention period, the records are retained by the sub recipient until all claims or findings are resolved. The County has direct access to any records relevant to the ESG-funded activity.

The HHA has adopted performance measures that are used to evaluate ESG-funded programs within the Continuum. To date fourteen (14) performance measures have been developed and approved by the HHA. In collaboration with the HMIS, the HHA is now using the performance measures to generate reports on the operational aspect of ESG-funded programs.

6. Emergency Solutions Funding Recommendations

The following table shows the funding recommendations made by the Homeless and Housing Alliance Executive Committee, which was tasked by the PBC Department of Community Services, Division of Human Services to recommend the distribution of FY 2019-2020 ESG funds to non-profit entities. Additionally, \$75,000 was set-aside for funding of HMIS, and \$40,998 was allocated for program administration.

FY 2019-2020 EMERGENCY SOLUTIONS GRANT FUNDING RECOMMENDATIONS

Agency	Beneficiaries (Individuals)				
	Emergency Shelter (ES)	Rapid Re-housing (RRH)	ES	RRH	TOTAL
Aid to Victims of Domestic Abuse	\$67,687.54		75		75
Salvation Army	\$148,745.46		96		96
YWCA	\$41,958.00		430		430
Adopt A Family		\$172,260		150	150
TOTAL	\$258,391	\$172,260	601	150	751

Table 16 – ESG Funding Recommendations

The remainder of this page is intentionally left blank

This page intentionally left blank

APPENDIX I – CERTIFICATIONS

This page intentionally left blank

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 135.


Signature of Authorized Official

8/5/19
Date

Jonathan B. Brown
Director

This page intentionally left blank

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) 2019, 2020 & 2021 [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.

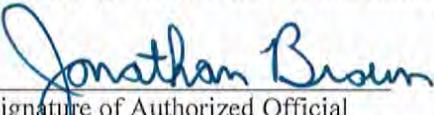
Excessive Force -- It has adopted and is enforcing:

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.

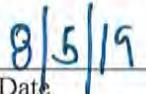
Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

Jonathan B. Brown

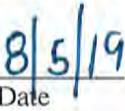
Director

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

Jonathan B. Brown
Director

This page intentionally left blank

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

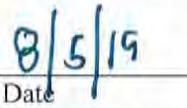
Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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

Jonathan B. Brown

Director

This page intentionally left blank

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

Jonathan B. Brown
Director

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.

This page intentionally left blank

APPENDIX II - CITIZEN PARTICPATION COMMENTS

Following is a summary of meetings held by the Department of Housing and Economic Sustainability (DHES), Community Services, and the Palm Beach County Board of County Commissioners (BCC) as they relate to the FY 2019-2020 Action Plan.

Eastern and Western County Regional Meetings

a) Western County Meeting

Date: Monday, May 11, 2019
Time: 10:30 A.M.
Location: Belle Glade Civic Center, 725 NW 4th Street, Belle Glade, FL 33430

Purpose of Meetings:

This meeting was held to inform members of the public of the preparation of the FY 2018-2019 Action Plan and to seek their input into defining activities to be funded under the CDBG, HOME and ESG Programs. Comments received will be considered for incorporation into the Annual Action Plan.

Summary of Public Comments (Western Meeting):

There were no public comments.

b) Eastern County Meeting

Date: Wednesday, May 13, 2019
Time: 2:00 P.M.
Location: 100 Australian Avenue, West Palm Beach, FL 33406

Purpose of Meeting:

This meeting was held to inform members of the public of the preparation of the FY 2018-2019 Action Plan and to seek their input into defining activities to be funded under the CDBG, HOME and ESG Programs. Comments received will be considered for incorporation into the Annual Action Plan.

Summary of Public Comments (Eastern Meeting):

- A representative of a non-profit social service agency commented on the need for CDBG support for public service activities.
- A municipal representative commented that there is a great need for housing rehabilitation in the western portion of Palm Beach County.
- Another municipal commenter inquired if capital projects can overlap various fiscal years.
- A recommendation was made that CDBG funds be utilized to upgrade infrastructure deficiencies.
- A non-profit housing developer suggested that non-profit developers have the ability to access funding for infrastructure improvements in communities where affordable housing is being developed.
- A Community Land Trust representative stated that funds should target single-family construction/acquisition.

- A local housing developer identified a need for county funding to fill the financing gap in development budgets and that this funding should be provided as a subsidy that does not require repayment.
- A member of the public commented on the need to continue funding agencies that serve victims of domestic violence.

Non-Conflict Grant Review Committee Meeting (ESG):

Date: April 22, 2019
 Time: 1:00 pm
 Location: 810 Datura Street, West Palm Beach, FL 33401

Purpose:

The Non-Conflict Grant Review Committee consists of five (5) individuals whose sole purpose is to review the applications for ESG funding which were submitted in response to a NOFA published on March 7, 2019. A technical assistance meeting was held on March 26th for all applicants. On April 12th, applications were due. All members are non-conflict in that neither they nor the organizations which they represent have applied for ESG funding. On April 22, 2019, the Committee met in a public meeting to review and rank the four (4) applications received and to make funding recommendations. Prior to initiating discussions amongst the committee members to arrive at funding recommendations, Jada Green, Grants Manager, PBC Human Services Division, solicited comments from the agencies that attended the meeting.

Public Input Received:

None received.

Actions Taken:

The Committee deliberated amongst themselves, discussing each application individually and subsequently arrived at the following funding recommendations: Aid to Victims of Domestic Abuse - \$67,687.44; Adopt-A-Family - \$172,260; The Salvation Army - \$148,745.46; and The Young Women’s Christian Association - \$41,958.

Palm Beach County Board of County Commissioners Meeting

Date: April 30, 2019
 Time: 10:30 a.m.
 Location: PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

Presenters: Faye W. Johnson, Assistant County Administrator, Jonathan Brown, Director, DHES, Sherry Howard, Deputy Director, DHES, Carlos Serrano, Director, SPO, DHES

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 2019-2020 Action Plan and to receive BCC direction on these strategies.

Staff showed a slide presentation to convey information to the BCC and to the public about the Action Plan. The slides presented an overview of the HUD federal programs, the County's accomplishments under the ESG, HOME, and CDBG Programs and the recommended uses for the funds under the three programs covered in the Action Plan. Ms. Johnson stated that the Action Plan is the County's application to HUD for funding under the CDBG, ESG and HOME programs and that the Action Plan lays out Palm Beach County's proposed use of these grant dollars and are available for public comments prior to being presented to the Board at a public hearing on July 2, 2019.

Board Discussion

Commissioner McKinlay:

Asked for clarification of the differences between the Homeless and Housing Alliance (HHA), the Homeless Advisory Board (HAB) and the Homeless Coalition.

Assistance County Administer Nancy Bolton:

Explained the role and responsibilities of each group.

Commissioner McKinlay:

Inquired what, if any, funds will be used for the housing rehabilitation program for the upcoming year.

Jonathan Brown:

DHES will use SHIP funding as well as carry over CDBG funds for housing rehabilitation activities.

Commissioner McKinlay:

Requested a performance report for Center for Enterprise Opportunity (CEO) and Center for Technology, Enterprise and Development (TED) as well as a performance report for the CDBG-funded code enforcement activities for the 3 municipalities in the western portion of the county.

Commissioner Valescha:

Inquired if the CDBG –funded Legal Aid Society project was for Wage Theft activities.

Carlos Serrano:

The Legal Aid Society utilizes CDBG funds to support Fair Housing activities.

Commissioner Weiss:

Suggested that an overall comprehensive housing accomplishments report that includes all funding sources, would be helpful.

Assistant County Administrator Faye Outlaw:

Housing accomplishments for 2018 was presented to the BCC in January 2019. That presentation, however, focused solely on the federal and state grant programs that were administered by DHES.

Mayor Bernard:

Stated that the funding levels of the federal grant programs that are administered through DHES are population driven; therefore, it is extremely important that everyone participate in the upcoming 2020 Census.

Public Comments - BCC Workshop April 230, 2019:

No public comments

Board Direction

After discussion, the Board directed staff to move forward with the proposed use of grant funds as outlined in the staff presentation.

Action Plan Public Meetings (Eastern and Western)

a) Western Meeting

Date: May 21, 2019
Time: 10:30 am
Location: Belle Glade Library/ Civic Center, 725 NW 4th Street, Belle Glade, FL 33430

b) Eastern Meeting

Date: May 22, 2019
Time: 10:00 am
Location: Airport Center, 100 Australian Avenue, Room 1-470, West Palm Beach, FL 33406

The purpose of the meetings was to present the draft FY 2019-2020 Action Plan to the public, along with funding recommendations.

Public Comments

No comments were received.

Palm Beach County Board of County Commissioners Public Meeting

Date: Tuesday July 2, 2019
Time: No Time Certain BCC Meetings start at 9:30 A.M.
Location: PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

The purpose of the meeting was to receive final approval of the FY 2019-2020 Action Plan from the Palm Beach County Board of County Commissioners prior to submitting the application to HUD.

Public Questions/Comments

No comments were received.

Board Direction

Approved Action Plan for submission to HUD.

CLASS

From Page A16

"It's really almost nil," Levine said of the number of re-offenders. Few men have been arrested again in Palm Beach County on prostitution-related charges after taking the class, she said.

"When the program first started, I would have a class every two months, because every two months there were so many people who were arrested I would fill up a class," she said. Now classes are only held three times a year because she can't fill any more.

The class, which is offered in English and Spanish at the West Palm Beach Police Department, also gives first-time offenders the chance to wipe the case from their records, provided they stay away from the area in which they were arrested, complete HIV/STD testing and aren't re-arrested.

About six years ago, Levine added a human-trafficking component to the program. She has invited people from the county's Human Trafficking Coalition to talk to students, as well as social workers who help people who have been trafficked.

"It holds these people accountable," said Dickson, who has presented at the PIPE class. He said he makes sure to "drive it home" and asks the men why they traveled to the areas they did in order to solicit sex.

"They don't want that in front of their house," he said.

A not-so-victimless crime

During the two decades Netta prostituted herself in Palm Beach County, only one officer asked her why she was out there.

"Because I needed to support my (drug) habit and I had lost hope," said the woman, who asked that her full name not be used.

"There's a reason girls do what they're doing out there."

A key aspect of the PIPE class is having women like Netta, who have traded sex for money, speak to participants about the other side of prostitution, Levine said.

When she worked the streets, Netta was kidnapped, beaten and raped. Men have held guns to her head, repeatedly choked her unconscious and cracked her skull.

She said she understands why officers do reverse prostitution stings in which they target the women prostituting themselves, as opposed to the johns, "but have some compassion. Have a female talk to them. Offer help."

"It's not like you grow up one day and say 'I

want to be a prostitute and a drug addict.' No, it doesn't happen like that," Netta said.

For Netta, it happened after her husband died and she was left alone with two young kids. She started using cocaine and eventually had to find a way to feed an \$800-a-day addiction.

She hated it.

"I couldn't find a drug dealer fast enough to get something into me to not feel all that shame, because I knew I wasn't raised to do what I was doing," she said.

Help for Netta came last year when she secured stable housing and a job training to be a cashier.

She tries not to think of the men who paid her for sex, but she is adamant: "They need to be held accountable, big time, especially if they're married, because they don't know what they're bringing home."

Community shaming

In the 1990s, accountability for the men who solicited prostitutes — at least in the city of West Palm Beach — came in the form of advertisements published in The Palm Beach Post.

Titled with bold, capitalized letters, the ad screamed: "HAVE YOUR NEIGHBORS BEEN ARRESTED?" Below, the ad listed the names, dates of births and places of residence for the dozens of people who had been arrested on charges of solicitation for prostitution, prostitution, buying narcotics or lewd acts.

The controversial move by former Mayor Nancy Graham sparked outrage and triggered costly lawsuits amid concerns that the ads jumped to assign guilt before the cases could move through the court system. The suits claimed libel, slander and false arrests.

To officer Dickson, the publicizing of names sounds like an appealing tactic to cause people to pause before engaging in prostitution.

"It's the shame of your community and you say, 'Oh, that's a big deal,'" he said.

One man named in an early 1990s ad as having solicited a prostitute said the ad sped up his divorce.

He defended his innocence in a 1994 Palm Beach Post article, though he accepted a no-contest plea in the prostitution case.

"I don't know why she did it, putting those names in the paper," the man told a Post reporter. "It only caused me a lot of problems."

His ex-wife lauded Graham's decision to run the ads.

"That might sound strange, but I was more positive about it after I saw his name than I was before," she said.

ohitchock@pbpost.com
@ohitchock

Producer relents on 'Mockingbird' rights

By Michael Paulson and Alexandra Alter
The New York Times

Broadway producer Scott Rudin, facing a barrage of criticism over his efforts to shut down productions of "To Kill a Mockingbird" around the United States, on Friday offered an olive branch to the affected theaters, letting them put on a version of the play.

At least eight theaters from California to Massachusetts were being forced to cancel productions of "Mockingbird" that would have used a decades-old script by playwright Christopher Sergel.

Rudin, whose "Mockingbird" now playing on Broadway uses a new script by Aaron Sorkin, invoked a contractual provision that prevents theaters around many cities from putting on the play while a version is playing on Broadway.

Rudin called several of the theaters — some of them tiny nonprofits with all-volunteer staffs — to apologize and to offer them the scripts to the new adaptation. Rudin said there would be no fee for use of the new script.

The offer was extended to any theater whose rights to stage the old version had been challenged by Rudin's legal team. But the offer was too late for some of the theater companies, which had already rehearsed the older script, and were days away from beginning performances.

At least one, the Kavinoky Theater in Buffalo, New York, had already torn down its set after receiving a threatening letter from Rudin's lawyer.

Some of the theaters, though, said they would accept Rudin's offer and stage the Sorkin version.

"This is wonderful," said Jill Brennan-Lincoln, chairwoman of the theater arts department at Azusa Pacific University outside Los Angeles, which had been planning to cancel its production. "APU is grateful and excited about the prospect of producing Sorkin's version."



Jeff Daniels plays Atticus Finch in "To Kill a Mockingbird" at the Shubert Theater in New York in December. (SARA KRULWICH/NEW YORK TIMES)

AFFORDABLE LIVING TRUSTS

Now there's no excuse for you and your family not to benefit from the advantages of a Revocable Living Trust especially if you own your own home or condo

Single Person \$385
Married Couple \$485

Plus additional incidental costs

ROBERT D. SCHWARTZ
Attorney At Law • Certified Public Accountant

Toll Free 1-866-34-TRUST (1-866-348-7878)
OR 1-888-615-8641

1940 S. Congress Avenue, #213
Borlinda Beach, Florida 33436
2835 NW Executive Center Drive, Suite 100
Dowd Estate, FL 33411
1340 Via Parkway South
West Palm Beach, FL 33411
1001 S.W. Broad Street
Fort Lauderdale, FL 33304
1425 U.S. Hwy 1 Ste 270
1001 S.W. Broad Street
West Palm, FL 33408
Initial Setup, FL 33408
Initial Setup

Mr. Schwartz's qualifications include:
Graduate of Univ. of Florida College of Law with honors
Graduate Cum Laude from Florida State University
National Speaker on Estate & Tax Planning

This offering of a lawyer's services is not an offer to sell securities. Only your lawyer can give you advice about your specific situation.

HOBBY LOBBY

FIND A LOCATION NEAR YOU OR SHOP ONLINE AT HOBBYLOBBY.COM
STORE HOURS: 9 A.M. - 8 P.M. • CLOSED SUNDAY

TABLETOP DECOR 50% OFF

Categories Listed

- Glass Decor
- Ceramic, Resin & Pottery Decor
- Wooden Tabletop Plaques
- Wicker, Department Store, Metal & Glass
- Decorative Lanterns, Baskets & Tracery
- Decorative Table Clocks, Spheres & Globes
- Marble Tabletop Decor
- Lamps & Lampshades
- Furial Containers & Vases

Candles, Candle Holders, Scissors, LED Candles, Fragrance Cakes & Warmers, Potpourri & Diffusers, Knobs, Puffs, Handles, Hooks & Decorative Hardware

Exterior, St. Patrick's, Summer and items labeled The Spring Shop™ are not included in Home Decor sale.

YOU JUST NEED TO PURCHASE "ONE" SALE ITEM TO RECEIVE OUR BEST PRICE!

EASTER PARTY, CRAFTS & DECORATIONS 40% OFF Punk Animals, Paper Plates & Napkins, Home Decor, Baskets, Plastic Eggs, Crafts and More	ST. PATRICK'S 30% OFF Decorations, Party Supplies, Crafts and More	SUMMER TOYS 40% OFF Toys, Outdoor Furniture	THE SPRING SHOP™ 40% OFF Fashion Items in Tableware, Garden, Wall Decor, Home Decor, Storage and More
FLORAL 50% OFF Caterpillar List	FURNITURE 30% OFF The Biggest Sale	ALL YARN 30% OFF Every Yarn Bundle Under \$10.00	
WEARABLE ART 2.79 99¢ 3.99	BEST-SELLING BOOKS Bibles, Devotionals, Gift Books and Children's Books 40% OFF - 50% OFF	PARTY 99¢ 1.49 5.99 8.99 1.99 1.59 9.99 15.99	

FRAMES 50% OFF Categories Listed Photo Frames, Collage Frames, Art Prints & Posters, Wall Frames	CRAFTS 50% OFF Categories Listed Pom Poms, All Felt Squares, Packaged Beads by Tre House Studio™, Chenille Stems, Children's Crafts by Playmate Creations™, Packaged Feathers
PAPER CRAFTS 40% OFF Categories Listed Card, Vinyl & Acrylics, All Paper & Planner Kits, Size & Specialty Card Cutting Products	ART SALE All Master's South & Time Touch™ 50% OFF Paint Sets, Single & Packaged Brushes, Art & Sketch Pads, Art Canvas & Panels, Fabric Paints and More
JEWELRY MAKING 50% OFF Categories Listed The Jewelry Shoppe™, Bead Design Co., Fairy Tale™	FABRIC Bibles, Sets & Table Linens, Home Dec Fabric, Sewing Machine, Calico Prints & Solids 50% OFF 1.99 69.99
CUSTOM FRAMES 50% OFF Categories Listed Compare our prices with our competitors' larger in-store discounts. FREE QUOTES	HOBBY LOBBY 40% OFF

PALM BEACH COUNTY DEPARTMENT OF HOUSING AND ECONOMIC SUSTAINABILITY NOTICE OF PUBLIC MEETINGS

Palm Beach County Department of Housing and Economic Sustainability (DHES) will host two public meetings to gather stakeholder input on the FY 2019-2022 Action Plan, inclusive of the Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Programs. The meetings will be held as follows:

Western County Meeting
March 11, 2019
Date: 10:30am
Time: 10:30am - 12:00pm
Location: Bette Glavin Library/Civic Center, 725 NW 4th Street, Bette Glavin, FL 33430

Eastern County Meeting
March 13, 2019
Date: 2:00pm
Time: 2:00pm - 4:00pm
Location: Airport Center, 160 Australian Avenue, Room 1-011, West Palm Beach, FL 33406

Please visit www.palmbeachcounty.com for notification of any possible changes. If viewing alternatives, public comment can be made at the meetings or may be submitted in writing to DHES, Strategic Planning Section, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406, or publiccomment@pbcgov.org.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD MAY BE REQUESTED BY AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST WITH AT LEAST THREE DAYS NOTICE. PLEASE CONTACT DHES AT (561) 233-3922.

PUBLISHED: March 3, 2019



Supporters wait along Southern Boulevard for President Donald Trump's motorcade travel from Palm Beach International Airport to Mar-a-Lago Club Thursday April 18, 2019 in West Palm Beach. (MEGHAN MCCARTHY/PALMBEACHPOST.COM)



Kathryn, she did not give her last name, waits along Southern Boulevard for President Donald Trump's motorcade travel from Palm Beach International Airport to Mar-a-Lago Club Thursday April 18, 2019 in West Palm Beach. (MEGHAN MCCARTHY/PALMBEACHPOST.COM)

ARRIVAL

From Page A1

"It's not Mueller's job to exonerate him," Fiori countered. "He's been vindicated. There's no collusion, no evidence of anything. It's 100 percent faux narrative, fake news."

Another member of the far-right welcoming crew, Sylvia Kahana, of Parkland, said the Mueller report "just made a statement that we all knew, those who support Trump. We all knew that it (the Russia investigation) was a distraction and a waste of time."

Among a group of Trump opponents awaiting

Trump's motorcade in front of the Southdale Shopping Center on Southern Boulevard, Vickie LeFuray, of West Palm Beach, said she wasn't buying Mueller's finding that there was not enough evidence to support criminal charges of conspiracy between the 2016 Trump campaign and the Russian government.

"I believe that he did collude ... We have to see what else is out there," said LeFuray.

Brenda Macedo, of Lake Worth, didn't read the report but said she listened to CNN, ABC and Fox on Thursday and believes there was collusion. She also accused Attorney General William Barr of

obstructing justice.

"If you're stupid enough to believe the meeting in Trump Tower was about Russian adoption, you're stupid enough to vote for him ... I believe in my heart that the American people think Trump is the most corrupt president in the history of the United States," Macedo said.

Farther east along the motorcade route, where a large group of Trump supporters regularly gather to cheer the president, Donald Tarcia Jr., 52, of Boynton Beach, said he hadn't read Mueller's report, but watched Barr's news conference Thursday.

Tarcia was pleased with what Barr said.

"He explained how the

president complied with everything asked for," Tarcia said.

Another Trump supporter, Jan Justice, of West Palm Beach, said Barr has done an "excellent" job and she is confident the president did nothing wrong. "Don't you think if they had something on Trump, it would've come out?" she said.

Trump is making his 24th visit to Palm Beach as president. He is expected to return to Washington on Sunday.

Staff writers Christine Stapleton, Sam Howard and Chris Persaud contributed to this story. gbernett@pfbpost.com @gbernettpost

FLORIDA

From Page A1

that the FBI believes a Russian military intelligence agency was able to gain access to the elections network of one Florida county.

The Russians in November 2016 sent spearphishing emails containing malware to more than 120 accounts of Florida elections officials.

The state reached out to the FBI, but the bureau declined to say which county was in the cross-hairs and Mueller's report said his investigators didn't take time to chase it down.

U.S. Rep. Ted Deutch, D-Boca Raton, addressed the Russian spearphishing.

"Whether it's county government or servers at the DNC, the Russians looked for every way to influence the election," he said. "We know that that's the goal in 2020. There's nothing partisan about working together to block the Russians from affecting our election."

'Buddy our boy can become President'

Then there is Felix Sater, one of the more colorful characters in the 448 pages of the Mueller report.

The Moscow-born confederate of Trump in a Fort Lauderdale condo project leaves a large footprint, his name dropped 104 times in the report.

Sater emailed self-proclaimed Trump fixer Michael Cohen about putting together a Trump Tower project in Moscow.

As Sater and Cohen worked on Trump Tower Moscow, Sater moved in a Nov. 3, 2015, email about how the skyscraper could boost Trump's presidential prospects, according to the report.

"Sater emailed Cohen suggesting that the Trump Moscow project could be used to increase candidate Trump's chances at being elected, writing: 'Buddy our boy can become President of the USA and we can engineer it.'"

Sater goes on to say: "I will get all of Putin's team to buy in on this, I will manage this process ... Putin gets on stage with Donald for a ribbon-cutting for Trump Moscow, and Donald owns the republican nomination."

The Sater-Fort Lauderdale project in 2005 was never completed and



Felix Sater, a Soviet emigre who worked with Trump on a failed Fort Lauderdale hotel project, worked with Trump attorney Michael Cohen on a Trump Moscow hotel project, the Mueller report released Thursday says.

resulted in lawsuits, with some potential buyers suing Trump personally for damages. Sater ended up in a rent-free office on the 26th floor of Trump Tower in New York, brokering connections between the Trump family and Russian elites.

Sater was scheduled to speak in front of the House Judiciary and Intelligence committees in March on the Moscow real estate deal, but it was postponed.

Russians in the Sunshine

U.S. Attorney General William Barr, in a news conference Thursday morning, repeatedly said there was no collusion between Trump's campaign and Russia. However, that didn't preclude Trump from using the fruits of Russia's labor.

"This is borne out in the first reference to Florida on Page 36 of the report, which describes the actions of the Internet Research Agency, a Russian entity that was ultimately indicted for election interference."

The report noted that the IRA focused intently on the 2016 election promoting the Trump campaign and opposing Hillary Clinton's campaign, including a series of pro-Trump rallies in Florida in August 2016.

The Florida rallies drew

investigators, met in the spring of 2016 with a Ukrainian who offered to sell the Trump campaign financial documents that he claimed showed Hillary Clinton had laundered money through his companies, according to the report.

After being told that the alleged documents would show Clinton laundered hundreds of thousands of dollars, not millions, Stone refused to buy the information from Alexei Rasin, a Ukrainian involved in a South Florida real estate, Mueller said.

"Stone refused the offer, stating that Trump would not pay for opposition research," Mueller wrote.

However, the Russian who introduced Stone and Trump campaign adviser Michael Caputo to Rasin

told investigators that he doubted the damaging documents existed.

Russian Henry Oknyansky, a Hallandale Beach resident who also goes by the name of Greenberg, said Rasin had tried to sell the information to others without success.

While Florida records show that Rasin had companies in both Sunny Isles Beach and Naples, they have been inactive for years. Investigators confirmed Rasin has a valid Florida driver's license, but Mueller said they were unable to find him anywhere in the United States.

"The Office otherwise was unable to determine the content and origin of the information he purportedly offered to Stone," Mueller wrote. "Finally, the investigation did not identify evidence of a connection between the outreach or the meeting and Russian interference efforts."

One Russian with Florida and Trump ties, oligarch Dimitry Rybolovlev, was not in the report. He bought a Palm Beach mansion from Trump in 2008 for \$95 million, a sharp increase from the \$41 million Trump had paid for the property just four years earlier.

Rybolovlev divided the property into three parcels, two of which he has sold for a combined \$71 million. The purchase is one of several Trump business transactions that were reported to be under investigation by Mueller.

Palm Beach Post reporters Christine Stapleton, Lulu Ramadan and Chris Persaud contributed to this report.

WE ARE BUYING

Get top dollar for your gold, PCGS and NGC coins, currency, watches, sterling silver, jewelry, diamonds, and antiques

Call Kevin for quotes.
We make bank and housecalls.

TWERYS.COM

561-649-2646

3971 JOG ROAD
GREENACRES, FL 33467

**PALM BEACH COUNTY
DEPARTMENT OF HOUSING AND ECONOMIC SUSTAINABILITY
NOTICE OF PUBLIC WORKSHOP**

Palm Beach County Board of County Commissioners (BCC) will hold a workshop on the FY 2019-2021 Annual Action Plan Initiative of the Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnerships Programs. The workshop will be held as follows:

Date: April 18, 2019
Time: BCC workshop begins at 9:30am
Location: BCC Chambers, 301 North Olive Avenue, 8th Floor, West Palm Beach, FL 33401

Please visit <https://www.pbcgov.com/plan> for notification of any possible changes of dates/times. Public comments can be made at the workshop, in writing to the Department of Housing and Economic Sustainability (PHED), Strategic Planning Section, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406, or by hmcconnors@pbccgov.org.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED FOR MEETINGS UPON REQUEST WITH AT LEAST THREE DAYS NOTICE. PLEASE CONTACT DHEA AT (561) 233-3023.

EGG HUNT

Come experience the fun & fellowship

ST. JUD'S STUDENT MINISTRY PRESENTS

6th North Dixie Highway
Ft. Pierce, Florida 34946
Invites Everyone to Our Annual Amazing...

Lower Egg Hunt, April 20th
Holly Saturday, April 20th
Hours: 10:00 AM to 1:00 PM
*Holly for the members of the Church!
It's Free to Everyone!!

1000s of Prior Filled Eggs, As Well As Filter Special Gifts, Lancer Baskets, and Toys for Everyone. To Collect and Enjoy.

Please Bring a Basket to Collect Your Eggs and other Special Gifts.

Eggs and Gifts Go Quickly!
Please Be Here Prior to the Start!

Securing Your Spot is Highly Recommended. Please Contact:
Frank Faranda
Director of Student Ministries
561-740-1885 or
syndirect@stjudsbchurchnet

Legal Notice

PLEASE TAKE NOTICE that the following boards of the City of Lake Worth Beach, Florida will hold public hearings:

- Planning and Zoning Board in the City Hall Commission Chambers, 7 North Dixie Highway, in said City at 6:00 PM, or as soon thereafter as possible, on May 1, 2019; and
- Historic Resources Preservation Board in the City Hall Commission Chambers, 7 North Dixie Highway, in said City at 6:00 PM, or as soon thereafter as possible, on May 8, 2019

to consider the following:

ORDINANCE 2019-XX: AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 "LAND DEVELOPMENT REGULATIONS," BY AMENDING ARTICLE 1 "GENERAL PROVISIONS" RELATING TO DIVISION 2 "DEFINITIONS"; ARTICLE 3 "ZONING DISTRICTS" RELATING TO DIVISION 1, SECTION 23-3.6 "USE TABLES"; AND AMENDING APPLICABLE SECTIONS OF ARTICLE 3 "ZONING DISTRICTS" AND ARTICLE 4 "DEVELOPMENT STANDARDS"; AND FOR OTHER PURPOSES; AND PROVIDING FOR SEVERABILITY, THE REPEAL OF LAWS IN CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.

Written responses can be sent to the Lake Worth Beach Planning, Zoning and Historic Resources Preservation Division at 1900 2nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Beach Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586-1687. If a person desires to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105). In accordance with the provisions of the American with Disabilities Act (ADA), this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 no later than five (5) days before the hearing if this assistance is required.

Publish: April 19, 2019.

Russia, far-right copycats target Europe's elections

By Matt Apuzzo and Adam Satariano
The New York Times

LONDON — Less than two weeks before pivotal elections for the European Parliament, a constellation of websites and social media accounts linked to Russia or far-right groups is spreading disinformation, encouraging discord and amplifying distrust in the centrist parties that have governed for decades.

European Union investigators, academics and advocacy groups say the new disinformation efforts share many of the same digital fingerprints or tactics used in previous Russian attacks, including the Kremlin's interference in the 2016 U.S. presidential campaign.

Fringe political

commentary sites in Italy, for instance, bear the same electronic signatures as pro-Kremlin websites, while a pair of German political groups share servers used by the Russian hackers who attacked the Democratic National Committee.

The activity offers fresh evidence that despite indictments, expulsions and recriminations, Russia remains undeterred in its campaign to widen political divisions and weaken Western institutions.

In addition to Russia, researchers say, numerous copycats often echo Kremlin talking points, making it difficult to discern the lines between Russian propaganda, far-right disinformation and genuine political debate.

"The goal here is bigger than any one election," said Daniel Jones, a former FBI analyst and Senate investigator whose non-profit group, Advance Democracy, recently flagged a number of suspicious websites and social media accounts to law enforcement authorities. "It is to constantly divide, increase distrust and undermine our faith in institutions and democracy itself. They're working to destroy everything that was built post-World War II."

The European Parliament elections, which will be held between May 23 and 26, are regarded as a test of rising populism in the European Union. Populist leaders, many of them sympathetic to Russia, have loosely joined together in hopes of expanding their influence in the Parliament

and, in turn, redirecting or subverting policymaking in Brussels.

Intelligence officials have not publicly accused the Kremlin of backing specific candidates in Europe in the way that U.S. authorities say that President Vladimir Putin sought to promote Donald Trump in 2016. But researchers suggest that swinging elections is a stretch goal for this kind of campaign: The primary point is to muddle the conversation, make people question what is true, and erode trust.

Russia dismisses accusations of meddling.

Putin shoots, scores and falls face-first on hockey ice

By Paliko Karasz
The New York Times

LONDON — Russia's president, Vladimir Putin, has long cultivated a pro-image as a man in control, both at work and at play. He is known as a fierce competitor in the ice hockey rink, after learning to play the game when he turned 60 and creating the amateur Night Hockey League in 2011.



Russian President Vladimir Putin greets his teammates prior to a hockey game at the Bolshoi Arena in Sochi, Russia, on Friday. (MIKHAIL KLIMENTYEV/SPUTNIK/KREMLIN POOL VIA AP)

But that image slipped, just briefly, during a friendly game at the Bolshoi Ice Arena in the Black Sea resort of Sochi on Friday. Video footage shows a jubilant Putin and his team circling the rink on skates as they celebrated a 14-7 victory.

But as Putin takes his lap in front of his teammates, he falls — face first — onto the ice. Putin, 66, appeared to break the fall with both arms, and seconds later, he was up again, all smiles.

posted online by his office. "It is not so easy for our stars to play against you."

There remained one point of contention from the match, however: How many goals did Putin score?

The Kremlin said none; the Tass news agency said 10. But reporters from Reuters and The Associated Press counted only eight.

The Russian president has been known for spectacular public appearances, which have taken him under the sea to inspect shipwrecks; to the wild dressed like a bird to lead a flock of rare Siberian cranes raised in captivity; and to the outdoors to hunt and ride a horse bare-chested.

A statement from the Kremlin made no mention of Putin's fall. Neither did other Russian news reports. Still, the footage spread rapidly on social media, and many users of Twitter were amused.

The Russian president has appeared frequently at ice rinks with members of

In a speech at the event, Putin praised the 162 Russian teams that had traveled to play in Sochi. "I saw the so-called amateurs play," he said according to a transcript

PALM BEACH COUNTY DEPARTMENT OF HOUSING AND ECONOMIC SUSTAINABILITY NOTICE OF PUBLIC MEETINGS

Palm Beach County Department of Housing and Economic Sustainability (DHES) will hold two public meetings to gather stakeholder input on the FY 2019-2020 Draft Action Plan, available at the Community Development Block Grant, Community Solutions Grant, and HOME Investment Partnering Programs. The meetings will be held as follows:

Western County Meeting
Date: May 17, 2019
Time: 10:00am - 12:00pm
Location: 6866 State Library Blvd. Center, 775 NW 9th Street, Suite 604D, Ft. Pierce, FL 34940

Eastern County Meeting
Date: May 22, 2019
Time: 10:00am - 12:00pm
Location: 180 Australia Avenue, Floor 3-4711, West Palm Beach, FL 33406

Please visit development.housing.palmbeach.gov for notification of any assistance eligible in meeting attendance. Public comments can be made at the meetings, or email to: DHES@palmbeach.gov, Strategic Planning Section, 1301 Australian Avenue, Suite 300, West Palm Beach, FL 33406 or to development@palmbeach.gov.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST WITH AT LEAST THREE DAYS NOTICE. PLEASE CONTACT DMS AT (561) 233-3629.

PUBLISH: May 12, 2019

NOTICE OF CHANGES TO COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

PROPOSED TEXT AND MAP CHANGES TO THE 1989 PALM BEACH COUNTY COMPREHENSIVE PLAN FOR AMENDMENT ROUND 19-A2 ADOPTION PUBLIC HEARING AND SMALL SCALE AMENDMENTS ADOPTION PUBLIC HEARING

In accordance with the requirements of Chapter 163, Part II, Florida Statutes, and other authority, the Palm Beach County Board of County Commissioners (BOC) will hold a public hearing to consider adoption of proposed Small Scale Amendments and a proposed amendment in Amendment Round 19-A2 to the Comprehensive Plan by ordinance.

Place: The Jane M. Thompson Memorial Chambers, 6th Floor, County Governmental Center, 301 North Olive Avenue, West Palm Beach, Florida.

Date: The hearings will be held on **Thursday, May 23, 2019** beginning at **9:30 a.m.** and may be continued to such other time and place as necessary.

Title: The titles of the ordinances are:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING

SMALL SCALE AMENDMENT ADOPTION

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED:

(MAP ID 1) THE FUTURE LAND USE ATLAS (FLUA) FOR THE SITE SPECIFIC AMENDMENT HEATHWOOD RESERVE (SCA 2017-014), MODIFYING PAGE 82 OF THE FLUA FOR APPROXIMATELY 4.84 ACRES OF LAND, GENERALLY LOCATED ON THE WEST SIDE OF MILITARY TRAIL, APPROXIMATELY 0.6 MILES NORTH OF LANTANA ROAD, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM MEDIUM RESIDENTIAL, 5 UNITS PER ACRE (MR-5) TO CONGREGATE LIVING RESIDENTIAL WITH AN UNDERLYING 5 UNITS PER ACRE (CLR/5);

(MAP ID 2) THE FUTURE LAND USE ATLAS (FLUA) FOR THE SITE SPECIFIC AMENDMENT ETC OFFICE WAREHOUSE (SCA 2019-002), MODIFYING PAGE 85 OF THE FLUA FOR APPROXIMATELY 0.68 ACRES OF LAND, GENERALLY LOCATED ON THE NORTH SIDE OF OHIO STREET, APPROXIMATELY 250 FEET EAST OF SOUTH CONGRESS AVENUE, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM INDUSTRIAL (IND) TO URBAN INFILL (UI);

AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AMENDMENT ROUND 19-A2 ADOPTION

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED:

(MAP ID 3) THE FUTURE LAND USE ATLAS (FLUA) FOR THE SITE SPECIFIC AMENDMENT RAINBERRY PUD CLF - POD B (LGA 2018-009), MODIFYING PAGE 114 OF THE FLUA FOR APPROX. 34.10 ACRES, GENERALLY LOCATED ON THE EAST SIDE OF 95th AVE SOUTH, APPROX. 1/4 MILE SOUTH OF GLADES RD, BY CHANGING THE FUTURE LAND USE DESIGNATION FROM LOW RESIDENTIAL, 3 UNITS PER ACRE (LR-3) TO MEDIUM RESIDENTIAL, 5 UNITS PER ACRE (MR-5) WITH CONDITIONS;

AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed amendments are available at the Planning Division at the address listed below, and can be reviewed by the public on weekdays between the hours of 9:00 a.m. and 4:00 p.m., and are also published online approximately one week prior to the public hearing on the Planning Division website here: <http://discover.pbcgov.org/pzb/planning/Pages/BCC-Agendas-Minutes.aspx>. Interested parties are advised that they may attend and be heard at the public hearing with respect to the proposed amendments and may submit written responses to:

Valerie Flores, Planning Technician
Palm Beach County Planning Division
2300 North Jog Road
West Palm Beach, Florida 33411
(561) 233-5300 Fax: (561) 233-5365

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act (ADA), auxiliary aids or services will be provided upon request with at least three working days notice. Please contact Valerie Flores at (561) 233-5300 for information.

Palm Beach County Board of County Commissioners
Department of Planning, Zoning & Building

PUBLISH: MAY 12, 2019

ELIMINATE GUTTER CLEANING FOR LIFE!

LeafFilter GUTTER PROTECTION

CALL US TODAY FOR A FREE ESTIMATE!
1-561-629-1012

Promo Number: 285
Mon-Thurs: 9am-12pm, Fri-Sat: 10am-6pm, Sun: 2pm-5pm EST

LIMITED TIME OFFER

15% OFF (on gutter cleaning)
0% Financing!

PLUS ADDITIONAL SENIOR & MILITARY DISCOUNTS
Exclusive Offer — Redeem by Phone Today
Promo Number: 285

CALL 1-561-629-1012 FOR A FREE ESTIMATE. LEAF FILTER GUTTER PROTECTION IS A REGISTERED TRADEMARK OF LEAF FILTER GUTTER PROTECTION, INC. © 2019 LEAF FILTER GUTTER PROTECTION, INC. ALL RIGHTS RESERVED. LEAF FILTER GUTTER PROTECTION, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. LEAF FILTER GUTTER PROTECTION, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. LEAF FILTER GUTTER PROTECTION, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. LEAF FILTER GUTTER PROTECTION, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.

The map displays the geographical layout of Palm Beach County, highlighting key locations such as the County Governmental Center, various planning divisions, and public hearing sites. It includes major roads and landmarks to provide context for the locations mentioned in the text.

ALIVE

From Page A4

Beach Evening Times Editor Tom Penick for a June 1944 column.

"It was weeks before I heard from any of the folks I had written. Then they started."

"One parent wrote, 'You are doing marvelous work. May God bless you.'"

Penick's story said that on the day he visited MacMannis' home, 30 letters from families were in his mailbox. Dad Mac opened one in front of Penick. It was from a woman who had not heard from her husband in months. Mac read the letter with tears in his eyes. He said this stood as his salary, and he was overpaid at that.

The date of Penick's column was June 2, 1944. Neither he nor most of the country knew at that time that in four days, on June 6, the world would change.

'Keeping faith'

James L. MacMannis was a veteran of both the Army and Navy and both world wars. He'd been a barnstorming pilot in those first days of flight—a relative claimed he got America's fourth-ever pilot's license, something that couldn't be independently verified—and taught pilots in World War I, when military aviation was in its infancy.

He was a parachute jumper who later became an airplane inspector, and he joined World War II via the Coast Guard in the Baltimore area.

Around 1943, he moved to 315 Victoria Way in West Palm Beach, believed to be about a block south of what's now the Norton Museum of Art. His granddaughter, Diane Nitz, said in April from Nebraska she does not know how he came to relocate in South Florida or what he did for a living. MacMannis did have a hobby: shortwave radio.

In August 1943, he tuned into a Berlin station. Naturally, it was a propaganda broadcast by the Third Reich. Night after night, the feminine voice would rattle off each soldier's name and serial number, along with messages the GI hoped would get back to their families in the U.S. The Berlin fraulein even gave the GI's home address so that anyone listening could drop a line to the family

that he was OK, at least relatively.

Whether the idea was to show how human the Germans were, or was a ploy to get parents to pressure the U.S. government to push for peace, only the Nazis could say.

But for Dad Mac, a light went on.

Every night at 7, Dad would settle into his rocking chair. He listened even when the static made broadcasts pretty much undecipherable. Some nights he would listen until dawn.

Often, at least for some of the night, his wife sat with him.

"He doesn't dare leave because he fears he may miss some of the broadcast with the prisoners' list," Mary MacMannis said in Penick's 1944 Palm Beach Evening Times column. "And he tries to get all."

Some nights it was 20 names, some nights 60 or 80. One night he heard 157 names. Some nights, there was no list.

Dad Mac didn't tell families everything. Sometimes the broadcast would impart that a boy had had both legs blown off or had bullets still lodged in his body.

"It's enough to let them know that Berlin says they (soldiers) are alive and a POW," MacMannis told.

He also worried at times if he was a dupe, forwarding details to desperate families about which the Nazi propaganda machine might be lying. He said he felt better when the War Department began verifying to him what he was hearing.

Once word got out about "Dad's Listening Post," others stepped up to help; fellow radio enthusiasts, the West Palm Beach fire chief, an assistant chief and a printing firm donated everything from radio parts to postcards. Dad Mac graduated from a small radio to a big receiver.

By January 1945, MacMannis estimated he'd heard 20,000 messages about American POWs and mailed out about 15,000 cards.

Life magazine got wind of him, and ran a photo of Dad and Mary in their living room, in front of a giant radio. That story quoted a total of 35,000 messages from POWs, including Canadians.

"War Prisoner Information," Dad Mac's cards said. "A free humanitarian service given by 'Dad MacMannis' Listening Post.'" And, "A veteran of both wars keeping faith

with his buddies."

The form would say Dad heard on Berlin's Radio DNJ on a certain date that their loved one, name and serial number and so on, was either well or wounded.

"May I have his picture and a reply to this report? Thank you," the card also would say.

"Howdy, folks," one postcard quoted G.I. Ray Sherman. "I won't be long. These Germans treat us mighty well. I will write you soon. Don't worry. Love Ray." The form was dated July 22; no year.

A search of databases shows a Ray J. Sherman, born in 1923, had enlisted in Milwaukee and served in the infantry in both the North African and Italian theaters before the Germans captured him at Anzio on Feb. 16, 1944.

His parents need not have worried.

His August 2018 obituary said he would escape on his third try and get back to U.S. in May 1945. His widow confirmed to The Palm Beach Post in April that he enjoyed a 68-year marriage, had a long career in various industries and died at 95 in Madison, Wisconsin.

At some point, Dad Mac started monitoring Japanese radio broadcasts, which also were giving out information on POWs.

'Our Last Mission'

By 1947, Dad Mac was living in Los Angeles. There, he met up with Louis Zamperini. Dad Mac got Zamperini together with three other Southern California former POWs to form the "Our Last Mission" support group.

The name might sound familiar. Zamperini is the hero of "Unbroken," the book—and later the movie—that details his time as an Olympic track star in California before going to war, being shot down, drifting 1,700 miles in a life raft and spending two years in a POW camp in Japan.

Dad Mac said he believed it was he who'd first relayed to Zamperini's family that he was alive and a POW. The publicist for Laura Hillebrand, author of "Unbroken," said in 2014 that many people heard the broadcast and alerted the Zamperinis. A publicist for Zamperini told The Palm Beach Post in June 2014 that "Zamperini would not respond to an inquiry."

He died the following month.

At some point, Dad Mac wanted to assemble an album of all the photos he'd collected. Family members have told The Post that, as far as they know, that never happened, and it's believed the photos are scattered or no longer in the possession of the family. A 2014 search of the Internet showed some of them for sale on online auctions.

Databases indicate Pennsylvania native James Leerer MacMannis died April 1, 1979, at age 84 in Pasadena, Texas, near Houston.

EK@pbpost.com
@eliotpbp

FREE CONSULTATION

CORINA WILLIAMS CLINIC

GET YOUR MEDICAL CANNABIS CARD
SUMMER SAVINGS SPECIALS

\$175 Initial Exam
\$149 Initial Exam Med
\$99 Initial Exam for Veterans
\$99 Transferred Business Exam
\$89 Transferred Business Exam
\$49 Wellness Screenings & Assessments
(561) 877-6130

Always consult with your doctor before using medical cannabis. A high in Florida requires a medical cannabis card. Medical Marijuana is not available to individuals under the age of 18.

If you're the one with creative flair, be the one who helps us create a prevention for Alzheimer's.

Do something unforgettable today

Take part in research that could help prevent Alzheimer's.

The Generation Study is a clinical trial investigating treatments that may be able to prevent the onset of Alzheimer's. After decades of research, we believe we may be closer to finding something remarkable. But you are needed now.

If you're 60-75 and have not been diagnosed with any memory impairment, think it's time to join the fight against Alzheimer's. A fight we can take on together.

Start that something you've been to be remembered for?

Get your card here by calling 800-297-2722 or visiting GenerationStudy.com

Generation Program

ANTIQUES MODERN WANTED

ANTIQUE - ARTWORK COLLECTIBLES - MODERN

Auction House & Gallery

Porcelain • Artwork • Jewelry • Silver • Art Glass
Chinese Antiques • Sculpture • Mid-Century Modern

Call Today for a Free Appraisal of your items
561-385-0649
811A Belvedere Road, West Palm Beach, FL 33405
www.AntiquesModern.com License #AB2345

Cash Today - We come to you!

PALM BEACH COUNTY DEPARTMENT OF HOUSING AND ECONOMIC SUSTAINABILITY NOTICE OF FY 2019-2020 ACTION PLAN PUBLIC MEETING

Palm Beach County Action Plan for FY 2019-2020 and will present the Action Plan to the Board of County Commissioners for approval at a public meeting. This plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for the County to receive Federal Community Development Block Grant (CDBG) Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) Program funds.

CDBG Program: This program provides grant funds to Palm Beach County to support the provision of decent housing, a suitable living environment, and to expand economic opportunities for low- and moderate-income persons. Funded activities must serve one of the three CDBG National Objectives: 1) to benefit low- and moderate-income persons; 2) to aid in the prevention or elimination of blight; and 3) to meet a community development need of particular urgency. The County's CDBG entitlement for FY 2019-2020 is \$6,406,688. It is estimated that CDBG program income in the amount of \$30,000 will be available for use during the program year. Proposed CDBG allocations are as follows: 1) Code Enforcement - \$210,000; 2) Public Infrastructure - \$2,205,000; 3) Public Infrastructure - \$861,000; 4) Economic Development - \$777,818; 5) Public Services - \$861,000; 6) Program Administration - \$1,281,337; and 7) Contingency Reserve - \$30,000.

ESG Program: This program provides grant funds to Palm Beach County for direct intervention and support services for homeless persons/families and persons/families who are at risk of becoming homeless. The County's ESG entitlement for FY 2019-2020 of \$346,649 is proposed to fund the following eligible categories: 1) Rapid Re-housing - \$172,260; 2) Emergency Shelter - \$258,389; 3) Case Management Information System - \$15,000; and Program Administration - \$60,988.

HOME Program: This program provides grant funds to Palm Beach County to provide affordable housing for households at 80% or below the area median income. The County's HOME entitlements for FY 2019-2020 is \$2,145,072. Proposed use of HOME funds are as follows: 1) Community Housing Development Organization (CHDO) Administrative - \$201,761; 2) CHDO Operating Expenses - \$107,263; 3) Housing Development - \$1,501,551; 4) First Time Homebuyer Program - \$250,000; 5) Tenant Based Rental Assistance - \$250,000; and 6) Program Administration - \$214,507.

The Draft FY 2019-2020 Action Plan is now available for review on DHE's website at discover.pbgo.org/hes and at the Department of Housing and Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, Florida 33406 (for additional information and business hours, please call (561) 233-3600).

All interested parties are invited to submit written comments to DHE's Strategic Planning Section at either: comment@pbgo.org or at its address at the SPO District at 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 no later than Monday, July 1, 2019.

BCC Public Meeting
Purpose: To approve the Action Plan
Date: Tuesday, July 2, 2019 - No live action (BCC meetings begin at 9:30 a.m.)
Place: BCC Governmental Center, 8th Floor Commission Chambers, 301 North Olive Avenue, West Palm Beach, FL 33401

Please visit our website at discover.pbgo.org/hes for notification of any possible changes of meeting dates/times.

If a person decides to appeal any decision made by the BCC with respect to any matter considered at the hearing, he/she will need a record of the proceedings, and that for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which he/she will be responsible for providing. Such a record may be obtained by requesting that approval by the BCC. The FY 2019-2020 Action Plan will be available on DHE's website at discover.pbgo.org/hes.

SI TIENE PREGUNTAS O COMENTARIOS, POR FAVOR LLAME A HES AL (561)233-3628.
SI OUI GUN KESYONAK KOMANTÉ, TANPRI RELE HES NAN (561) 233-3646.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD AND DOCUMENTS LISTED ABOVE MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST FOR MEETINGS WITH AT LEAST THREE (3) DAYS ADVANCE NOTICE. PLEASE CONTACT HES AT (561) 233-3623.

PUBLISHED: June 2, 2019

WE DESIGN, WE MEASURE, WE INSTALL, YOU RELAX!

BUY ONE GET ONE 50% OFF on Custom Blinds, Shades & Drapery

CALL TO SCHEDULE
FREE in-home design consultation with no obligation!

3DAYBLINDS
TOTAL LOVE™ WE INSTALL™
(561) 325-6435

3DayBlinds is a professional blind and shade company. We are the only company in the US that offers a 3-day service. We are a family-owned business. We are a member of the National Blind and Shade Association. We are a member of the International Window Treatments Association. We are a member of the American Window Treatments Association. We are a member of the Window Treatments Association of America. We are a member of the Window Treatments Association of Florida. We are a member of the Window Treatments Association of the Southeast. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West. We are a member of the Window Treatments Association of the South. We are a member of the Window Treatments Association of the Midwest. We are a member of the Window Treatments Association of the Northeast. We are a member of the Window Treatments Association of the West.

APPENDIX III – HOME INVESTMENT PARTNERSHIP PROGRAM

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 2019-2020 HOME allocation is expected to be \$2,145,072. 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, as a matching contribution, not less than 25% of the funds drawn from its HOME Investment Trust Fund Treasury account for certain activities. During FY 2019-2020, the required match of \$455,828 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:

- *DHES Program Administration and Planning*: \$214,507 representing 10% of the total allocation;
- *Community Housing Development Organization (CHDO) Set-Aside Program*: \$321,761 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*: \$107,253 representing 5% of the overall HOME Program allocation;
- *Housing Development*: \$1,001,551 for loan assistance to create permanent rental housing through the construction of new housing on vacant property, demolition of existing vacant buildings, and rehabilitation/redevelopment of existing residential property.
- *Tenant Based Rental Assistance*: \$250,000 in HOME Program funding will be allocated for homeless prevention/intervention and will be carried out by Palm Beach County’s Community Services Department.
- *First Time Homebuyer Program*: \$250,000 in HOME Program funding awarded as second mortgages to first time homebuyer families whose income does not exceed 80% AMI.

The Table below shows that an estimated 50 households will benefit from the programs to be implemented under the HOME Program for FY 2019-2020. Of this total, twenty-one (21) affordable homeownership housing units will be created and 29 renter households will be provided with rental assistance.

Activity	Funding	# of Units /Households Assisted
Program Administration and Planning	\$214,507	n/a
CHDO Set-Aside Program	\$321,761	2 units
CHDO Set-Aside Program Operating Expenses	\$107,253	n/a
Housing Development	\$1,001,551	10 units
Tenant Based Rental Assistance	\$250,000	29 households
First Time Homebuyer	\$250,000	9 households

Total	\$2,145,072	50
--------------	--------------------	-----------

Matching Contributions

The minimum 25% match contribution is required only for certain HOME activities. Based on the County’s HOME allocation for FY 2019-2020, the match requirement totals \$455,828. Palm Beach County provides its match requirement from the SHIP program and currently has \$325,839 in surplus commitment remaining on hand. The remaining match commitment to be provided by the County is \$130,019.

Proposed HOME Projects

For FY 2019-2020, DHES will undertake the following: Tenant-Based Rental Assistance (TBRA), Housing Development, First Time Homebuyer Program 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 HES 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 2015-2020. 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
Housing Development	Loan assistance program to create permanent rental housing.	Affordable Rental Housing: High
Tenant Based Rental Assistance	Funding allocated for homeless prevention/intervention; to be administered and overseen by PBC Community Services.	Homeless Prevention; Affordable Rental Housing: High
First Time Homebuyer Program	Funding awarded as second mortgages to first time homebuyer families whose income does not exceed 80% AMI.	Affordable Homeownership: 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 DHES'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 DHES 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 HES 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.

The remainder of this page is intentionally left blank

This page intentionally left blank

APPENDIX IV - PALM BEACH COUNTY SECTION 108 LOAN PROGRAM

Palm Beach County Section 108 Loan Program has been in operation since 2003. The program currently has a loan portfolio of \$31,992,000 and services a total of forty-four (44) current loans. For FY 2019-2020 approximately \$-10,500,000 will be available to fund new loans.

Program Objectives

The 108 loans are intended to support and stimulate business development and investment by the private sector. Its objectives are to:

- Provide subordinated financing to eligible borrowers to fill a financing gap beyond the amount of private participation and equity investment that can be raised.
- Provide long term, fixed or variable rate financing at interest rates lower than conventional financing.
- Provide a means for revitalizing disadvantaged areas.
- Create sources of new job

Eligibility Requirements

National Objectives

Each activity assisted with a Section 108 Loan must meet one of three CDBG Program National Objectives:

Location:

- Business must be located within Palm Beach County boundaries.

Applicants:

- Private, for-profit businesses that have been engaged in industrial, retail or distribution activities for at least two (2) years and are able to demonstrate sufficient profitability. An applicant must be a sole proprietorship, an incorporated business, a partnership or any other legally organized business registered with the State of Florida.
- Non-profit economic development organizations with projects involving the renovation/construction of commercial/industrial buildings (working capital is not available to non-profits.)
- Municipalities, Community Redevelopment Agencies (CRA), and Downtown Development Authorities (DDA).

Uses

- Working capital, including revolving asset-based lines of credit, for labor and moving costs associated with the expansion or relocation of a project, inventory financing, receivable financing, training and marketing financing.
- Renovation and new construction of commercial/industrial buildings.
- Acquisition of commercial/industrial land and buildings.
- Acquisition and installation of machinery and equipment.

- Refinancing of existing debt to an independent institutional lender (as part of a new project creating new job opportunities.)
- Utility and road infrastructure improvements.

Loan Amount and Required Owner's Equity

- The maximum loan amount for any given project is forty percent (40%) of the total project cost or up to \$1,000,000, whichever is lower. The maximum job-cost ratio for the project is \$35,000 per full-time equivalent job to be created.
- The maximum loan amount and term for working capital will be evaluated on an individual basis. Factors to be considered may include but not limited to the project size, nature of the project, and public benefits.
- The applicant must commit a minimum of ten percent (10%) of the total project cost.
- The recommended levels of participation for the project funding are: 50% from a senior lender (bank, SBA, or independent institutional lender), 40% from the PBC Section 108 Loan Program and 10% from owner's equity.

Rate

The Palm Beach County rate will be 100 basis points (1%) above the rate that HUD uses on the interim or permanent financing periods (the three-month London Inter Bank Offered Rate (LIBOR), adjusted monthly, plus 20 basis points (0.2%) or any other basis points amount HUD chooses to apply). For Working capital, the Palm Beach County rate will be up to 300 basis points (3%) above the rate that HUD uses on the interim or permanent financing period or a fixed rate established at Prime +1 at the date of closing, whichever rate shall be higher.

Terms

- Working Capital – Up to a maximum of ten (10) years.
- Machinery and Equipment – Up to a maximum economic life of the machinery and equipment or up to a maximum of twenty (20) years, whichever is less.
- Renovation – Up to a maximum of twenty (20) years.
- Acquisition of land, buildings or new construction – Up to twenty (20) years.

Job Creation

- Only those applicants proposing to create new jobs will be considered for funding under the Section 108 Loan Program.
- The job creation period begins with the issuance of a certificate of occupancy, the end of a renovation project, or when all funds are disbursed, whichever is first.
- The time frame to create the new jobs will be from one (1) to five (5) years.

Underwriting

In considering an application for a Section 108 loan, the following procedure is used for all applicants:

1. Financial Analysis

This includes: Site Visitation; evaluation of the history of the business and the types of goods and services provided; review of project description provided by prospective borrower including benefits to be derived, uses of funds, impact on job creation; review of resumes of the principals and key management personnel; historic review of company's financial statements and tax returns and analysis of projected financial statements; review of personal financial statements for all owners having more than 20.0% share.

2. Financial Ratios

Loan to Value Target:

Land and building- 80%; Used machinery and equipment- 80% ; New machinery and equipment- 90%; Receivables- 70%; Inventory- 50%.

Debt Service Coverage Ratio: 1.20:1.00

3. Appraisal

Required for projects involving acquisition and construction.

4. Credit History

Independent credit investigations are conducted on the applicant and the principals. The credit investigation will be run by the primary lender when participating in the project and by DHES when the Section 108 loan is the only source of funding.

Fees and Costs

1. Processing fee: A non-refundable fee of \$1,000 is payable at the time an application is submitted.
2. Section 108 Loan Fee: 3% of the total Section 108 loan amount due at the time of closing.
3. Other Fees: These include bank/SBA/independent institutional lender fees, appraisal and environmental fees, legal fees from outside firms and the Palm Beach County Attorney's Office, among others.

This page intentionally left blank

APPENDIX V – Summary of the Analysis of Impediments to Fair Housing Choice - Fiscal Years 2015-2016 to 2019-2020

Fair Housing Complaint-Basis, Issues, Race and Income groups

Based on data compiled by the Legal Aid Society (LAS) and the Palm Beach County Office of Equal Opportunity (OEO), over the five-year period encompassed by FY 2009-2010 to FY 2013-2014, a total of 723 fair housing complaints were recorded. This represents a 2.4% decrease from the number of cases filed over the previous five year period. The main basis for fair housing discrimination in the county were: disability (50.9%), race and color (14.7%), national origin (12.2) and familial status (10.1%)

In terms of complaints based on issues, denial of reasonable accommodation (33.8%) stood atop the list. This was followed by discriminate in the conditions or terms of sale, rental occupancy or in services (29.5%); refusal to sell or rent (14.1%) and Intimidation, interference or coercion(10.2%).

Information from the LAS showed that over the five-year period, 51.5 percent of all fair housing discrimination complaints were made by whites (up from 44.8 percent during the previous five years). Hispanics and Blacks, the next two largest racial groups in the county reported 24.2% and 21.0 % of the cases respectively. The data also revealed that 76.4% of the discrimination cases reported affected low- and moderate-income families/households.

Impediments to Fair Housing and Recommendations to Alleviate the Impediments

Identified Impediments To Fair Housing	Recommendations to Address Impediments
Disability, National Origin, Race and Familial Status	
<p><i>Disability</i></p> <ul style="list-style-type: none"> • The right to protection under the law may be overlooked for disabled persons who exhibit unusual or eccentric behavior since the behavior may mask their disability resulting in reasonable accommodations not being sought. • Complaints that certain behaviors violate rules or are disruptive, such as noise emanating from an individual’s unit, may be caused by a hearing or other disability. Some housing providers send letters threatening to evict in such cases, rather than exploring reasonable accommodations. • Accessibility of some units is inadequate to accommodate needs of the occupant person with a disability. Similarly, some units occupied by persons without a disability are inadequate to accommodate visitors with a disability. • Architectural barriers limit accessibility of common needs and amenities within 	<ul style="list-style-type: none"> • OEO, FHC, and the Legal Aid Society should be alert to the possibility of mental illness when receiving and investigating complaints of housing refusals based on behavior or personality that is "odd" or "difficult to deal with." When an impending refusal of housing can be linked to mental illness, agencies such as OEO, FHC and Legal Aid Society should treat the case as a claim of disability-based discrimination, and look for reasonable accommodations that could be requested. • Expand the undertaking of education and outreach to protected classes on rights under the Fair Housing Act. This is more specifically required in Palm Beach County’s western communities. • Concentrate fair housing education efforts directors of condominium associations, homeowners associations and apartment managers/owners; and make annual participation in this training a mandatory requirement for condominium association boards

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<p>housing communities e.g., routes to recreation facilities sometimes have steps or other obstacles, or planned paved pathways in construction plans were not built; insufficient access width and other general access issues; ramps not being permitted by property owner/manager, condominium associations and HOAs.</p> <ul style="list-style-type: none"> • Refusal to rent/sell to persons with disabilities, especially those supporting themselves with SSI and SSDI, even when the income is more than adequate to cover cost of the chosen housing. • Persons with disabilities are refused the use of a service or emotional support animal as a reasonable accommodation by property owners or condominium and homeowners associations with “no pet” rules. • Some developments lack sufficient parking spaces for persons who have disability parking placards. Some disability parking spots are reserved for visitors only and cannot be used by residents even if the spot is closer to their unit. Parking for scooters or large power wheelchairs which cannot fit into the apartment is sometimes an issue. • Persons requiring 24 hour Personal Care Attendants encounter problems of housing providers considering the Attendant to be a “visitor” or “occupant” and then demanding an application fee and a completed application for every Personal Care Attendant who visits the home. Some providers also want to count the Attendant(s) as “occupant(s)” and, if the additional person(s) takes the number of residents over the lease or community rule limitation, the person with the disability who leases/owns the apartment is then cited for violation of the lease agreement or the community rule. <p>Race and Color</p> <ul style="list-style-type: none"> • Some housing providers, usually owners of mobile park homes, threaten, intimidate and harass residents especially those perceived as not having legal residency status in the United States. 	<p>and for landlords when applying for rental licenses.</p> <ul style="list-style-type: none"> • Through the OEO, FHC and Legal Aid Society of Palm Beach County, continue to undertake extensive testing to identify instances of housing discrimination on all protected bases, to test for non-compliance with the accessibility building standards mandated under FHAA and other governing regulations; and to identify the education and outreach efforts needed to strengthen fair housing efforts. • Referral of fair housing related complaints to LAS and FHC for investigation. • HES should continue to provide funding under its CDBG program to non-profit entities to carry out Fair Housing activities. Individuals defending against housing discrimination often lack the financial resources to pursue their legal rights on their own. • OEO, LAS and FHC to provide information and public education to HOA, Condo Associations and operators or rental apartments on communication problems of some groups of disabled persons and the need to take proactive steps to alleviate this problem. • Imposition of mandatory training for housing providers and landlords found in violation of city/county codes. • Palm Beach County should enact local protections for victims of domestic violence similar to Violence Against Women Act

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<p>Familial Status</p> <ul style="list-style-type: none"> • Overbearing and improper occupancy restrictions or rules are imposed 	
Availability of Accessible and Affordable Housing	
<ul style="list-style-type: none"> • There is a shortage of units affordable to lower income households within Palm Beach County this is particularly true for rental units where only 7% are affordable to households with incomes at 30% or below AMI and less than 30% are affordable to households with incomes which is at 50% or below AMI. • Accessibility of some units is inadequate to accommodate needs of the occupant person with a disability. Also, architectural barriers may limit accessibility of common needs and amenities within housing communities for example, routes to recreation facilities sometimes have steps or other obstacles; planned paved pathways in construction plans were not built; insufficient access width and other general access issues; ramps not being permitted by property owner/manager or condominium/homeowners associations. There may also be insufficient parking spaces for persons who have disability parking placards. 	<ul style="list-style-type: none"> • Palm Beach County Planning Zoning and Building Department should seek to increase the supply of affordable housing to low and moderate-income households by continuing to implement its Affordable Housing Program and its Workforce Housing Program. The Department should also continue to provide incentives to builders of affordable housing unit. • The Department of Housing and Economic Sustainability should continue to use Federal, State and Local funds to provide affordable loans, and grants to affordable housing providers and to construct/rehabilitate affordable housing units. • HES should actively market its SHIP funded Housing Rehabilitation/Barrier Free program to members of the disabled community, housing providers and Condominium Associations. HES should also seek to explore how the program guidelines may be amended to encourage owners of rental units which are occupied by disabled households to benefit from the program. Currently those eligible to receive assistance under this program are homeowners and condo associations. The program offers funding to undertake substantial repairs and to correct code violations and may be used for installation of elevators and lifts; widening of doorways, and hallways; installation of accessible doors; undertaking of improvements to kitchen, bathroom and bedroom to accommodate mobility; installation of grab bars, entry ramps, railings, walkways, non-slip floor surfaces, delayed closing mechanisms on egress and garage doors. • The requirements of the Florida’s Accessibility Code for Building Construction and the requirements of the Americans with Disabilities Act (ADA) and the Fair Housing Act need to be reinforced through regular trainings and seminars hosted by agencies such as the LAS and OEO and by County/Municipalities. This training should be targeted at planners, building design and construction professionals. Building officials

Identified Impediments To Fair Housing	Recommendations to Address Impediments
	attendance of these training sessions should be mandatory.
Mortgage and Credit and Property Insurance	
<ul style="list-style-type: none"> • Data from HMDA for 2013 showed that over 80% of all loan applications were from Whites. The data also shows that over 69.0% of all loan applications were approved with the approval rate by racial categories being 70.8% for whites, 60.1% for Blacks, 69.0% for Asians and 64.1% for Hispanics. The low rate of mortgage applications from other racial/ethnic groups compared to Whites needs to be addressed. • The LAS has identified that the market for reverse mortgages in minority communities in the Cities of Riviera Beach and West Palm Beach has seen systematic exploitation. 	<ul style="list-style-type: none"> • Palm Beach County should to continue to offer mortgages and mortgage assistance under its various federal and state funded programs to low and moderate-income households to improve their access to homeownership. • Palm Beach County should continue to offer funding to agencies who offers first-time homebuyers programs including the analysis of credit reports and provision of assistance on how to improve the scores on the reports. • Additional protections are needed for clients with Limited English Proficiency. Including mandatory provision of closing documents in resident’s native language; mandatory and heightened pre-closing counseling in the resident’s native language, for seniors seeking reverse mortgages; • Additional protections are needed to protect surviving spouses (who were not age 62 when reverse mortgage was obtained) who are in danger of losing their primary residence after spouse dies. • In homeowner association foreclosures cases, claim of lien and pre-foreclosure notices should be sent in resident’s native language. • Palm Beach County should enact local ordinance protections for tenants in foreclosure in light of the Protecting Tenants in Foreclosure Act that ended under federal law in 2014 • There should be a requirement for mandatory disclosure by homeowner/ and condominium associations if property the entity is renting to the public is involved in pending mortgage foreclosure procedures. • OEO, LAS and FHC should investigate how financial institutions are operating their housing financing programs in order to detect incidences of predatory lending, reverse mortgage and foreclosure prevention malpractices. • The Federal government or the State of Florida should institute the following policies: maternity leave and disability income should not impact resident’s ability to secure loan, refinance or loan modifications; and self-employment income

Identified Impediments To Fair Housing	Recommendations to Address Impediments
	should be removed as an obstacle for getting qualified for loan modifications.
Zoning and Land Use Policies, and Other Public Policies, Practices, and Procedures Involving Housing and Housing-Related Activities	
<ul style="list-style-type: none"> • Based on data provided by OEO and LAS, zoning and land use policies and other public policies involving housing and related activities in Palm Beach County does not generally manifest themselves as impediments to fair housing. The County recognizes that continued assessment and review of its land use, zoning and other policies related to housing must be undertaken to ensure that these policies remain non-discriminatory and unambiguous. • There may be some untended discriminatory effects as a result rezoning mobile home parks. This process needs to be better regulated. 	<ul style="list-style-type: none"> • The Planning, Zoning and Building Department will, during the EAR process assess policies and programs related to land-use, zoning and housing to ensure that they remain non-discriminatory. • Palm Beach County needs to better regulate the rezoning of mobile home parks and to decrease the impact of the rezoning on national origin, disabled, familial status, and age protected classes. • HES will review its PPMs and program criteria to ensure that assistance is not provided to entities where the activity to be funded violates fair housing practices. The review will also seek to impose the addressing of some fair housing issues into housing projects, such as accessibility requirements and set-asides for disabled.
Identified Impediments-Housing problems for families created by the presence of lead-based paint in houses built before 1978	
<ul style="list-style-type: none"> • Approximately 7.3% of all housing units in the county are household units with children present who may potentially be exposed to LBP. • At least 15 new cases of lead poisoning are reported annually in Palm Beach County for children under six years old. 	<ul style="list-style-type: none"> • HES to continue to undertake mandatory lead based paint in all structures scheduled to be rehabilitated with funds provided by the agency and wherein children under the age of six will be accommodated. • HES and the PBC Health Department to continue communitywide efforts to sensitize individuals about lead based paint hazards
Problems faced by immigrant populations whose language and cultural barriers combine with a lack of affordable housing to create unique fair housing impediments	
<ul style="list-style-type: none"> • Some families rent only a bedroom in a house for which they pay approximately \$700/month. In addition, they may have to pay for either electric (bill is rarely in their name) or some other expense. A consequence of living in this type of shared housing is that families forced to accept living with people that shouldn't be around children and places a stress on parents to keep their families safe. Due to the type of tenure, rent and utility assistance, if needed, is not available to these households circumstances. 	<ul style="list-style-type: none"> • The relevant municipal and County Code Enforcement Departments must perform regular inspection of premises located in areas where these persons predominantly reside and issue citations where deficiencies are observed. • OEO, LAS and FHC must target public education presentations to the affected ethnic groups and to the landlords to familiarize each group about their fair housing rights and obligations and penalty to be imposed if those rights are being violated. • The Department of Community Services, which will implement the SHIP funded Rental Re-entry

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<ul style="list-style-type: none"> • Properties are sold by the owners without provision of notice to the renters, consequently, families are not provided with sufficient time find new housing. • Renters do not have signed leases, or leases are not renewed after expiration. Therefore, they are not protected from impromptu and unexpected evictions. • Properties and appliances are not maintained and led to some family members being hospitalized because respiratory and other issues caused by mold and other unattended deficiencies to the properties which the owner refuses to correct. 	<p>Program should advertise this program to these residents and target them as beneficiaries, if they are eligible</p>

The remainder of this page is intentionally left blank



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



TABLE OF CONTENTS

Introduction	3
Key Terms	4
Entry System.....	7
Assessment Tool & Protocols.....	9
Prevention/Diversion.....	11
Rapid Re-Housing.....	14
Housing and/or More Intensive Program Referral.....	16
Unaccompanied Youth and Young Adults.....	18
Program Evaluation.....	19

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:

- **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.
- **Admission** – authority to admit a client into a program
- **Assessment** – A process that reveals the past and current details of a 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.
- **Chronic Homelessness- A chronically homeless individual is someone who has** experienced homelessness for a year or longer, or who has experienced at least four episodes of homelessness in the last three years 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 to connect clients to services as a means for a coordinated entry system. For the purpose of this document, that tool is the SPDAT (The Service Prioritization Decision Assistance Tool)
- **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-** is a strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. The main difference between diversion and other permanent housing-focused interventions centers on the point at which intervention occurs. 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.

- **Fiscal Agent** – For the purpose of this document, the entity that coordinates funding and provides oversight to the coordinated intake and assessment system.
- **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; a centralized data base designated to create an unduplicated accounting of homelessness that includes housing and services.
- **Homeless** – HUD definition as of January 2012; 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.
- **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 placed homeless households into permanent housing only when determined the household was ready. Until that time, households were 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.”
- **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
- **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 the Homeless Outreach Teams.

- **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.
- **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.
- **Prevention** – An approach that focuses on preventing homelessness by providing assistance to households that otherwise would become homeless and end up in a shelter or on the streets.
- **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 doesn't, 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** – Referring a client to a particular program for possible help
- **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.
- **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.

- **Verification** – The gathering and review of information to substantiate the applicant’s/client’s situation and support program eligibility and priority determination.

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).
- Participation Requirement. All households (with the exception of households in domestic violence situations) must be screened prior to program entry.
- Clients can expect :
 - To be treated with respect and dignity
 - Their initial phone call for assistance to be answered live or returned within one business day
 - To be scheduled for an in-person, intake and assessment within two to seven 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 resource 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 opening, 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 Partners 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.

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

This system is focused on providing a continuum of care including prevention, diversion, rapid re-housing and permanent supportive housing approaches. The plan requires each Navigator to assess household's eligibility for services. Prevention services target people at imminent risk of homelessness and will 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 will target participants who are already homeless and the SPDAT score warrants the most appropriate housing. Housing first and permanent supportive housing will target participants that are chronically homeless and the 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 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 as well as other eligibility factors such as for permanent supportive housing must have a disabling condition and lack the resources to obtain housing.

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 maintain 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 Service Prioritization Decision Assistance Tool (SPDAT) is the assessment tool utilized for this system.
- The SPDAT will utilize 15 domains for individuals and 20 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 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 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 Client Management Information System (CMIS). Only Domestic Violence providers are exempt from the CMIS required 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-14-012.

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’s 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.

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.

Client :

Clients who are being referred for prevention/diversion 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, systems 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. SPDAT will be utilized to determine acuity of the risk factors (scores 0-5 for families and 0-4 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 put together a reasonable plan that shows how they are going to maintain housing once housing assistance has ended, a budget, a financial worksheet and or a narrative description of changes in household circumstances that made them homeless.

- Entry is based on SPDAT Acuity score (highest to lowest)

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 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, e.g., shelter or transitional housing provides, 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 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 all include all HUD required data elements.

HOUSING AND/OR MORE INTENSIVE 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 Supportive Housing and Transitional Housing Programs.

Characteristics of Transitional Housing & Permanent Supportive Housing Programs

Programs & Characteristics	Transitional Housing	Permanent Supportive Housing
Length of Stay	Maximum stay 24 month	No time limit
Occupancy Agreement	Participant are clients , not tenants and sign an occupancy or program agreement instead of a lease	Participant have a lease
Service Requirements	Services are required	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

Provider:

Transitional Housing: programs that provide transitional 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 participant 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
- Sporadic employment history
- No high school diploma or GED
- History of homelessness
- Poor rental history (i.e current eviction, rent/utility arrears)

Permanent Supportive Housing: As a minimum, candidates for Permanent Supportive Housing must meet the following basic requirements:

- Literally homeless
- 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
- Priority is given to those meeting the definition of homelessness

Permanent Supportive Housing is targeted to individuals/households who need services in order to maintain housing and there is prioritization for those who have been homeless for long periods of time or have experienced repeat episodes of homelessness as defined as chronic homeless per HUD.

CoC Partner Agencies :

The navigator provides: 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 on the SPADAT as the most vulnerable will be prioritized for housing depending on the availability of housing and services. Legacy programs with beds not dedicated to CH must prioritize the beds for CH individuals and Families as bed become available.

If the Partner Agency is denying the placement, the Agency must submit in writing the reasons for denial to the HRC Partners.

UNACCOMPANIED YOUTH AND YOUNG ADULTS

Unaccompanied youths is a fast growing and underserved sub- populations, in our community.

Clients:

Unaccompanied Youth and Young Adults are defined as youth (ages 13-17) and young adults (ages 18-24) 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 young adults 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 young adults 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 young adults 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 service referrals for unaccompanied youth and young adults must be screened and assessed. The HRC Agency is responsible for overseeing and ensuring that:

- Young adults willingly engage with coordinated intake for a screening and when appropriate, a full 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 coming 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 person 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.

Ratified by Homeless & Housing Alliance Executive Committee -February 23, 2015
Adopted by Homeless & Housing Alliance Membership - February 26, 2015



Palm Beach County Department of Housing
and Economic Sustainability
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406
www.discover.pbcgov.org/hes