

Expected Resources

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

Introduction

Entitlement grant resources totaling \$23,137,253 are expected to be available during Fiscal Year 2020-2021 (October 1, 2020 – September 30, 2021). 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 2021.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition and Administration and Planning Economic Development Housing Public Improvements Public Services	\$6,689,932	\$10,000	\$10,000,000	\$16,699,932	\$26,759,728	The CDBG entitlement allocation from HUD for FY 2020-2021 is \$6,689,932. Program income was calculated at \$10,000 for a total available amount of \$6,699,932.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public-Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant Based Rental Assistance	\$2,391,052	\$566,104	\$2,902,224	\$5,859,380	\$9,564,208	The HOME entitlement allocation from HUD for FY 2020-2021 is \$2,391,052. Program income was calculated at \$566,104 for a total available amount of \$2,957,156.
ESG	Public-Federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$562,941	\$0	\$0	\$562,941	\$2,251,764	The ESG Program entitlement allocation from HUD for FY2020-2021 is \$562,941.

Table 54 - Expected Resources – Priority Table

Other Funding Resources (Leveraged)

Program	Source	Uses of Funds	Expected Amount (FY 2020-2021)
CARES ACT- Foreclosure	Federal	Funds to supplement existing foreclosure prevention program to meet demand from COVID-19	\$10,000,000
CARES ACT - Rental Assistance	Federal	Funds to expand current homeless prevention program to provide emergency rental/utility assistance for households up to 80% AMI impacted by COVID-19.	\$20,000,000
CDBG-CV	Federal	Fund activities assisting lower-income persons and businesses adversely impacted by COVID-19, including rental assistance, foreclosure prevention, housing counseling, feeding programs, small business assistance and program administration.	\$3,935,468
ESG-CV	Federal	Fund activities mitigating the impact of COVID-19 on the homeless and those at risk of homelessness, including rental assistance, rapid re-housing, the Homeless Management Information System, transportation, and program administration.	\$1,941,176
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.	\$14,636,644
Continuum of Care	Federal	Homeless and special needs assistance to create community systems for combating homelessness.	\$5,656,704
Public Housing Authority Funding - Capital Fund	Federal	Develop, finance, and modernize public housing developments and management improvements.	\$2,480,719
Public Housing Operating Subsidy	Federal	Provides operating subsidiaries to housing authorities to assist in funding operating and maintenance.	\$3,185,032
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.	\$26,629,832
Family Self-Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$151,832
Mainstream Vouchers	Federal	Program to provide rental assistance to enable persons with disabilities (elderly and non-elderly) to rent affordable private housing.	\$2,122,938
Neighborhood Stabilization Program (Program Income)	Federal	Mortgage Program, Residential Redevelopment (acquisition and rehabilitation), and Neighborhood Redevelopment.	\$13,907,948

Program	Source	Uses of Funds	Expected Amount (FY 2020-2021)
EFSP	Federal	The Emergency Food and Shelter Program meets the needs of hungry and homeless people by providing funds for food and shelter.	\$209,849
Ryan White Title I	Federal	Services provided by agencies who serve the HIV/AIDS community.	\$7,591,968
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	\$117,450,110
Palm Beach County Housing Finance Authority	Private Capital/ Tax Exempt Bonds/ Revolved Funds	Mortgage Credit Certificate \$1M in connection with mortgage loans for first time homebuyers; Single Family 1st Mortgage Loans \$8M; Single Family DPA 2nd Mortgage Loans \$200K; MF Bond Issuance for one new construction project \$30M; Expected MF Bond Issuance for one rehab project \$50M; and Revolving Construction Loan for three projects \$3.5M.	\$92,700,000
Industrial Revenue Bonds		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
		STATE	\$192,700,000
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.	\$12,558,560
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.	\$2,553,711
Impact Fee Affordable Housing Assistance Program (IFAHAP)		Funding received from Impact Fee Investment Earnings to financially support preservation, redevelopment and the creation of affordable housing.	\$3,125,922

Program	Source	Uses of Funds	Expected Amount (FY 2020-2021)
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.)	\$19,466,700
		LOCAL	\$37,704,893
		TOTAL	\$347,855,003

Table 55 – 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 \$347,855,003 from Federal, State and local sources to complement the (FY2020-2021) CDBG, ESG, and HOME funds totaling \$9,643,925. Of the funds being leveraged \$117,450,110 is from Federal sources, \$192,700,000 from the State and \$37,704,893 from Local sources including Ad Valorem and Private Funds. These funds will be used to undertake community development activities related to providing assistance to the homeless, disabled and underserved population including those having special needs. Funds will also be used for housing purposes and for economic development and infrastructure.

HOME and ESG programs have matching fund requirements. For the HOME program, the match will be provided from program income generated by the State Housing Initiative (SHIP) Program at 25% of the annual HOME allocation minus funds budgeted for program administration and CHDO operating expenses. The match is anticipated to be \$508,099. For the ESG program, the match will be provided by the ESG subrecipients and the County in an amount no less than \$562,941.

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.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing	2020	2021	Affordable Housing	Countywide	Affordable Rental Housing	HOME: \$1,050,000	Rental units constructed: 16 household housing units Rental Assistance : 29 households assisted
	Goal Description	Increase the supply of affordable rental housing available to low, moderate, and middle-income residents as well as qualified veterans, elderly, disabled, and homeless persons through construction of new rental units and rehabilitation of existing units. Refinancing of financially troubled rental developments catering to low- and moderate income tenants. Provide rental assistance to persons who qualify as being very-low, low, moderate, and middle-income.						
2	Affordable Homeownership	2020	2021	Affordable Housing	Countywide	Affordable Homeownership	HOME: \$1,101,947	Homeowner Housing constructed: 4 household housing unit Homeownership Housing Units Acquired: 24 household housing unit
	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.						
3	Public Services	2020	2021	Non-Housing Community Development	Countywide	Public Services	CDBG: \$99,345	Public service activities other than Low/Moderate Income Housing Benefit: 569 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						
4	Special Needs Services	2020	2021	Homeless	Countywide	Provision of Special Housing Services	CDBG: \$93,626	Public service activities other than Low/Moderate Income Housing Benefit: 213 Persons Assisted
	Goal Description	Provide services to persons who are physically or developmentally disabled, ex-offenders, youth aging out of foster care, victims of domestic abuse, elderly, persons suffering from chronic diseases, and veterans.						

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homelessness	2020	2021	Homeless	Countywide	Provision of Homeless Assistance	CDBG: \$752,617 ESG: \$562,941	Public service activities other than Low/Moderate Income Housing Benefit: 4,071 persons assisted
Goal Description: Provide services to persons who are homeless or at risk of homelessness.								
6	Public Facilities and Infrastructure	2020	2021	Public Facilities	Countywide	Public Facilities and Infrastructure	CDBG: \$3,317,274	Public service activities other than Low/Moderate Income Housing Benefit: 51,875 persons assisted
Goal Description: Provision of public facilities and infrastructure 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.								
7	Code Enforcement	2020	2021	Non-Housing Community Development	CDBG Target Areas	Code Enforcement	CDBG: \$253,364	Other: 33,011 Persons benefit
Goal Description: Support the work of code enforcement officers to identify and take actions to cure code violations in designated target areas.								
8	Economic Development	2020	2021	Economic Development	Countywide	Economic Development	CDBG: \$777,819	Jobs created/retained: 135.5 jobs Businesses assisted: 102 businesses
Goal Description: Provision of advice to businesses (new, expanding or wishing to relocate to the County), explain and organize the participation of businesses in economic development programs operated by the County and State and Federal government (Section 108, Job Growth Incentive Program, EDI), Enterprise Zone, among others. Provision of funding to subrecipients (incubators) and CDFIs to provide assistance to small businesses and microenterprises and funding of a business loan program								

Table 56 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

For FY 2020-2021, the Action Plan identifies a total of eight (8) project areas, within which 41 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	CDBG20 Code Enforcement
2	CDBG20 Public Facilities
3	CDBG20 Public Infrastructure
4	CDBG20 Public and Special Needs Services
5	CDBG20 Economic Development
6	CDBG20 DHES Program Administration
7	ESG20 Emergency Solutions Grant
8	HOME20 Home Investment Partnership Program

Table 57 - Project Information

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

The funding priorities addressed in the FY 2020-2021 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 2020-2021 Action Plan will only address six of these nine priorities. Funding was not assigned to address demolition and clearance.

The County will utilize funding from multiple sources such as CDBG, HOME, ESG, Section 108, SHIP, 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.

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AP-38 Project Summary

Project Summary Information

Project Name		CDBG20 Code Enforcement
1.	Activity Name	City of Belle Glade
	Target Area	Belle Glade
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$159,860
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Belle Glade.
	Target Date	September 30, 2021
	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: \$44,866
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Pahokee.
	Target Date	September 30, 2021
	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: \$36,572
	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

4.	Activity Name	Town of Mangonia Park
	Target Area	Mangonia Park
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$12,066
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the Town of Mangonia Park.
	Target Date	September 30, 2021
	Number of Beneficiaries	2,615 persons
	Location Description	1755 East Tiffany Drive, Mangonia Park, FL 33407
Total Code Enforcement: \$ 253,364		
Project Name		CDBG20 Public Facilities
1.	Activity Name	PBC Facilities Development and Operations – C. L. Brumbeck Health Center
	Target Area	Glades Area of Palm Beach County
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$961,000
	Planned Activities	Renovation of an existing facility for ADA compliance and to accommodate operations of the County’s Youth Services Department
	Target Date	December 31, 2024
	Number of Beneficiaries	6,240 persons
	Location Description	38754 State Road 80, Belle Glade, FL 33430
2.	Activity Name	PBC Facilities Development and Operations – Lantana/Lake Worth Health Center
	Target Area	Central Palm Beach County
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$60,000
	Planned Activities	Renovation of an existing facility for ADA compliance
	Target Date	December 31, 2024
	Number of Beneficiaries	6,240 persons
	Location Description	1250 Southwinds Drive, Lantana, FL 33462

3.	Activity Name	PBC Facilities Development and Operations – Jupiter Health Center
	Target Area	Northern Palm Beach County
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$197,500
	Planned Activities	Renovation of an existing facility for ADA compliance
	Target Date	December 31, 2024
	Number of Beneficiaries	6,240 persons
	Location Description	6405 W. Indiantown Road, Jupiter, FL 33458
2.	Activity Name	Town of Lake Park – Lake Shore Park
	Target Area	Lake Park
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$49,767
	Planned Activities	Improvements to the playground
	Target Date	December 31, 2023
	Number of Beneficiaries	2,000 persons
	Location Description	701 Lake Shore Drive, Lake Park 33403
3.	Activity Name	City of Lake Worth Beach – Howard Park
	Target Area	Lake Worth Beach
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$266,560
	Planned Activities	Improvements to a neighborhood park
	Target Date	December 31, 2023
	Number of Beneficiaries	9,185 persons
	Location Description	1701 Wingfield Street, Lake Worth Beach, FL 33460
Total Public Facilities: \$1,534,827		
Project Name		CDBG20 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: \$208,875

	Planned Activities	Installation of storm water drainage system – Phase 7
	Target Date	December 31, 2023
	Number of Beneficiaries	1,080 persons
	Location Description	Between Biscayne Drive and First Street, Greenacres, FL 33463
2.	Activity Name	PBC Engineering – Wabasso Drive/L-2 Canal Bridge
	Target Area	Westgate/Belvedere Homes
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	\$795,807
	Planned Activities	Replacement of the Wabasso Drive bridge over the L-2 Canal
	Target Date	December 31, 2023
	Number of Beneficiaries	2,595
	Location Description	Wabasso Road, south of Oswego Avenue and north of Aspen Road, West Palm Beach, FL 33409
3.	Activity Name	Town of Lantana – North 5th Street Sidewalk Installation
	Target Area	Lantana
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$65,226
	Planned Activities	Construction of a sidewalk along the west side of North 5th Street
	Target Date	December 31, 2023
	Number of Beneficiaries	2,060 persons
	Location Description	North 5th Street from Lantana Road to Gator Drive, Lantana, FL 33462
4.	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: \$154,205
	Planned Activities	Construction of designated pedestrian pathways located in or adjacent to the Village’s CDBG Target Area.
	Target Date	December 31, 2023
	Number of Beneficiaries	15,985 persons
	Location Description	Public Right of Ways within the Village
5.	Activity Name	City of Riviera Beach – W. 35th Street Improvements

	Target Area	Riviera Beach
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$558,334
	Planned Activities	Reconstruction of West 35 th Street Loop, north of West 34 th Street. This includes Special Area of Hope funding of \$364,164
	Target Date	December 31, 2023
	Number of Beneficiaries	250 persons
	Location Description	West 35 th Street loop, north of West 34 th Street, Riviera Beach, FL 33404
Total Public Infrastructure: \$1,782,447		
Project Name		CDBG20 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: \$25,589
	Planned Activities	Provide transitional housing to homeless victims of domestic violence and their children.
	Target Date	September 30, 2021
	Number of Beneficiaries	35 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: \$18,565
	Planned Activities	Provide therapeutic care to adolescent boys and girls who were removed from their homes due to abuse and/or homelessness.
	Target Date	September 30, 2021
	Number of Beneficiaries	38 persons
	Project Location	2840 6 th 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: \$23,080
	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, 2021
	Number of Beneficiaries	33 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: \$11,038
	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, 2021
	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: \$57,901
	Planned Activities	Provide fair housing enforcement and educational outreach services to low and moderate income clients.
	Target Date	September 30, 2021
	Number of Beneficiaries	128 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: \$16,558
	Planned Activities	Provide services to abused and neglected children through the agency's Comprehensive Case Management Program.

	Target Date	September 30, 2021
	Number of Beneficiaries	43 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: \$15,052
	Planned Activities	Provide comprehensive child development services to children of farmworkers.
	Target Date	September 30, 2021
	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: \$30,406
	Planned Activities	Provide educational and vocational training to adults with developmental disabilities at its Seagull Achievement Center.
	Target Date	September 30, 2021
	Number of Beneficiaries	120persons
	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: \$18,564
	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, 2021
	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: \$19,568
	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, 2021
	Number of Beneficiaries	180 persons
	Project Location	1700 N. Australian Avenue, West Palm Beach, FL 33407
11.	Activity Name	Vita Nova, Inc.
	Target Area	Countywide
	Goals Supported	Special Needs Services (Youths aging out of foster care)
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$14,551
	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, 2021
	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: \$652,617
	Planned Activities	Operational costs of the center. Services provided to help homeless individuals.
	Target Date	September 30, 2021
	Number of Beneficiaries	3,000 persons
	Project Location	1000 45th 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, 2021
	Number of Beneficiaries	297 persons
	Project Location	1320 Henrietta Avenue, West Palm Beach, FL 33401
Total Public Services: \$1,003,490		
Project Name		CDBG20 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, 2021
	Number of Beneficiaries	15 persons/62 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, 2021
	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, 2021
	Number of Beneficiaries	15 jobs

	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
Total Economic Development: \$777,818		
Project Name		CDBG20 DHES Program Administration
	Activity Name	Program Administration
	Funding	CDBG: \$1,337,986
	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: \$1,337,986		
Total CDBG Program: \$6,689,932		
Project Name		ESG20 Emergency Solutions Grant
1.	Activity Name	ESG Program Administration
	Target Area	Countywide
	Needs Addressed	Planning/Administration
	Funding	ESG: \$36,595
	Planned Activities	6.5% of the ESG Program is set-aside for eligible planning and administration.
	Target Date	September 30, 2021
	Project Location	810 Datura Street, West Palm Beach, FL 33401 and 100 Australian Avenue, West Palm Beach, FL 33406
2.	Activity Name	ESG Emergency Shelter
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$270,808
	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, 2021
	Number of Beneficiaries	653
	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: \$180,538
	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, 2021
	Number of Beneficiaries	119
Project Location		1712 2 nd Avenue N, Lake Worth Beach, FL 33460
4.	Activity Name	Homeless Management Information System
	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 Client Management Information System to assist homeless individuals and families with services
	Target Date	September 30, 2021
Project Location		810 Datura Street, West Palm Beach, FL 33401
Total ESG Program: \$562,941		
Project Name		HOME20 HOME Investment Partnership Program
1.	Activity Name	HOME Program Administration and Planning
	Funding	HOME: \$239,105
	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, 2021
	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: \$358,657

	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, 2021
	Number of beneficiaries	4 units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL #3406
3.	Activity Name	HOME CHDO Operating Expenses
	Funding	HOME: \$119,553
	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, 2021
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
4.	Activity Name	HOME Rental Housing Development
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$800,000
	Planned Activities	Funding will be provided to developers for new construction and/or rehabilitation of affordable multi-family rental units for low and moderate income households
	Target Date	September 30, 2021
	Number of Beneficiaries	10 units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
5.	Activity Name	HOME Homebuyer Assistance Program
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Homeownership
	Funding	HOME: \$623,737
	Planned Activities	Funding will be provide in the form of second mortgages to very-low, low and moderate income households
	Target Date	September 30, 2021
	Number of Beneficiaries	24 units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
6.	Activity Name	HOME Tenant Based Rental Assistance

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.
Target Date	September 30, 2021
Number of Beneficiaries	29 households
Project Location	810 Datura Street, West Palm Beach, FL 33401
Total HOME Program: \$2,391,052	

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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 2020-2021, Palm Beach County plans to utilize 36% of the CDBG allocation in eleven (11) of the 20 CDBG Target Areas identified in the FY 2020-2024 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	74	62
City of Greenacres	73	25
Town of Lake Park	68	79
City of Lake Worth Beach	79	34
Town of Lantana	55	18
Town of Mangonia Park	82	85
City of Pahokee	76	65
Village of Palm Springs	71	18
City of Riviera Beach	69	96
City of South Bay	71	61
Westgate/Belvedere Homes	59	43

Table 58 – Low/Mod Income and Minority Concentration

* Source: 2011-2015 American Community Survey

** Source: 2014-2018 American Community Survey

Geographic Distribution

Target Area	Percentage of Funds
City of Belle Glade	2
City of Greenacres	3
Town of Lake Park	1
City of Lake Worth Beach	4
Town of Lantana	1
Town of Mangonia Park	1
City of Pahokee	1
Village of Palm Springs	2
City of Riviera Beach	8
City of South Bay	1
Westgate/Belvedere Homes	12
TOTAL	36

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Palm Beach County jurisdiction is currently comprised of unincorporated Palm Beach County and 30 municipalities which have Inter-local Cooperation Agreements with the County. There are twenty (20)

identified CDBG target Areas, ten in municipalities and ten in unincorporated county. In order to qualify as a CDBG target area, the following conditions had to be met:

For eastern municipalities in Palm Beach County:

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

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

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

For unincorporated Palm Beach County:

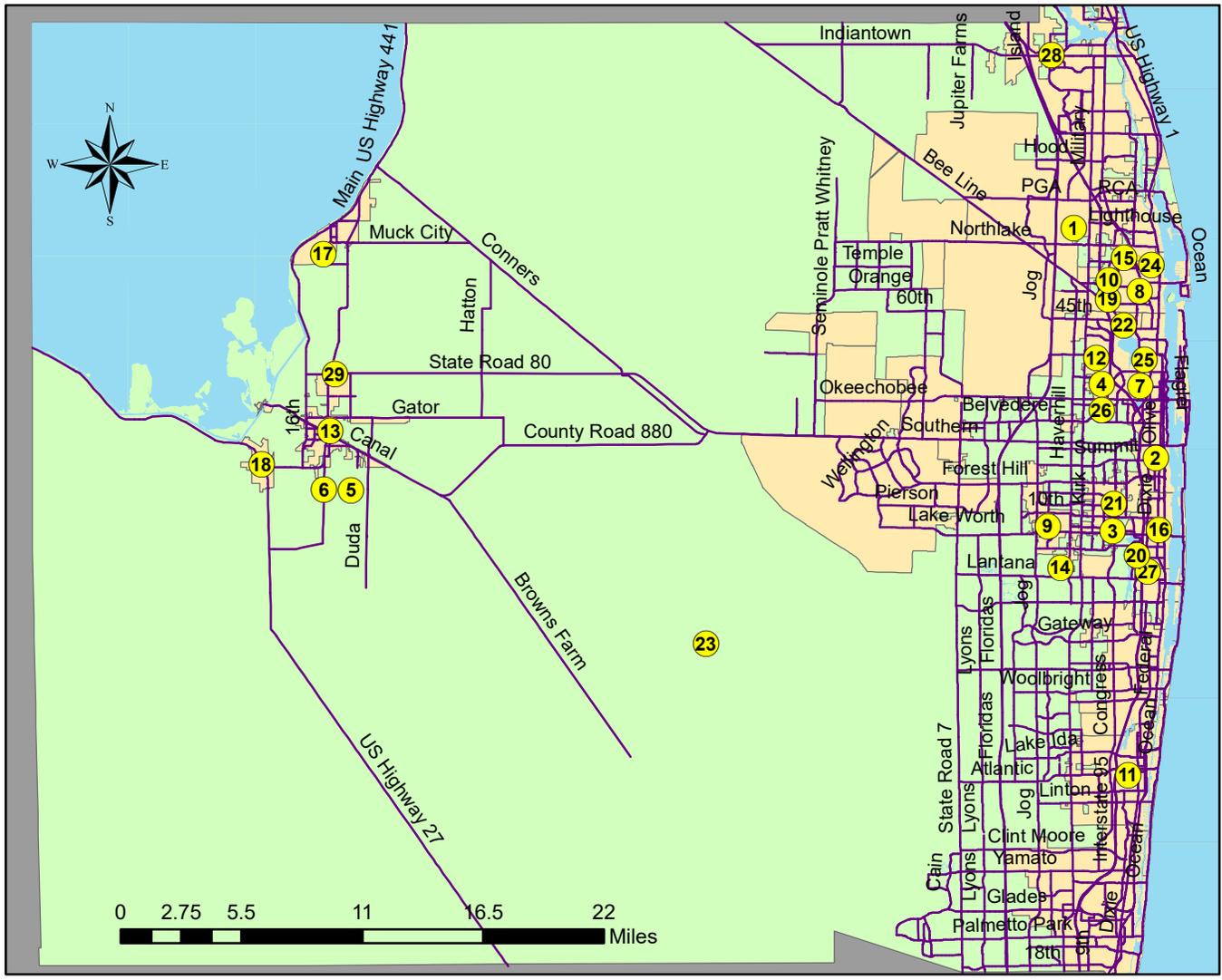
- At least 51% of the residents of an area must be of low and moderate income;
- Existing land use must be at least 51% residential
- The identified area must be one contiguous geographic area, no less than 0.1 square mile and no more than 2.0 square miles in size.
- Area must exhibit visible signs of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

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

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

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PALM BEACH COUNTY FY 2020-2021 GEOGRAPHIC DISTRIBUTION OF CDBG ACTIVITIES



- FY 2020-2021 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. Sickie 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 - Lake Shore Park Improvements*
 16. City of Lake Worth - Howard Park Acquisition*
 17. City of Pahokee - Code Enforcement*
 18. City of South Bay - Code Enforcement*
 19. Town of Mangonia Park - Code Enforcement*
 20. Town of Lantana - N. 5th 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. 35th Street Improvements*
 25. Program REACH Family Emergency Shelter
 26. PBC Engineering - Wabasso Road Bridge Improvements*
 27. PBC Facilities - Lantana/Lake Worth Health Ctr. Improv*
 28. PBC Facilities - Jupiter Health Center Improvements
 29. PBC Facilities - C.L. Brumbeck Health Ctr. Improv.

Legend

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



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	423
Non-Homeless	2,241
Special-Needs	10
Total	2,674

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	448
The Production of New Units	746
Rehab of Existing Units	400
Acquisition of Existing Units	1,080
Total	2,674

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

It is anticipated that a total of 2,674 eligible households will be provided with affordable housing assistance during the 2020-2021 fiscal year. One thousand three hundred forty (1,344) owner households are expected to receive assistance via acquisition of new or existing units, rehabilitation/replacement of owner housing units and foreclosure prevention. The homeowner foreclosure prevention assistance will be provided through the CARES Act. It is estimated that one thousand three hundred thirty (1,330) 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/househo will be provided assistance through the HOME Tenant Based Rental Assistance (TBRA) Program, the ESG Rapid Re-housing Program and the CARES Act Homeless Prevention Rental Assistance. A summary of each program is shown below.

Project-Federal	Activity-Owner	Projected	# Assisted
CHDO Set-Aside Program 15% (HOME)	Affordable Owner- Acquisition	\$1,471,500	35
FY 2020-2021 CHDO Set-Aside Program 15% (HOME)	Affordable Owner- Acquisition	\$478,210	4
First Time Homebuyer (HOME)	Affordable Owner- Acquisition	\$623,737	10
Housing Development (HOME) FY 2019-2020	Affordable Owner – New Construction	\$500,672	5
Foreclosure Prevention (CARES Act)	Affordable Owner- Acquisition	\$10,000,000	1,000
Owner Federal Total:		\$13,074,119	1,055
Project-Local	Activity-Owner	Projected	# Assisted
Impact Fee Affordable Housing	Affordable Owner –New Construction	\$716,852	143
Housing Finance Authority (Bond Program)	Affordable Owner – Acquisition	\$9,200,000	70
Workforce Housing (WFH)	Affordable Owner – New Construction	\$6,022,005	76
Owner Local Total:		\$15,939,146	289
Overall Owner Total:		\$30,230,265	1,344
Project-Federal	Activity-Rental	Projected	# Assisted
Tenant Based Rental Assistance (HOME)	Rapid Re-housing Homeless - Rental Assistance	\$250,000	29
Rental Housing Development (HOME)	Affordable Rental – New Construction	\$800,000	16
Adopt-A-Family (ESG)	Rapid Re-housing Homeless - Rental Assistance	\$180,538	119
Homeless Prevention (CARES ACT)	Rapid Re-housing Homeless - Rental Assistance	\$20,000,000	300
Housing Development (HOME) FY 2019-2020	Affordable Rental – New Construction	\$2,050,000	305
Renter Federal Total:		\$23,280,538	769
Project-Local	Activity-Rental	Projected	# Assisted
Housing Finance Authority (Bond Program)	Affordable Rental – New Construction & Rehabilitation	\$80,000,000	561
Rental Local Total:		\$80,000,000	561
Overall Renter Total:		\$103,530,538	1,330

Table 62 – Summary of Housing Units

AP-60 Public Housing – 91.220(h)

Introduction

PBC has seven (7) housing authorities operating within its boundaries. Only four (4) operate within PBC Urban County Program Jurisdiction and of these, the Riviera Beach Housing Authority (RBHA) has neither public housing nor vouchers. RBHA has a partnership with Housing Trust Group (HTG) to develop HTG Heron Estates Senior and Family projects. The three Housing Authorities referenced are: Belle Glade Housing Authority (BGHA), Pahokee Housing Authority (PHA) and Palm Beach County Housing Authority (PBCHA). Together the three entities operate a total of 1,493 Public Housing Units and manage 2,944 vouchers which are comprised of 420 project-based and 2,333 tenant-based vouchers, 10 Veterans affairs vouchers, 163 disabled vouchers and 18 undescribed vouchers. Each Housing Authority provides affordable housing to extremely low, low, and moderate income families.

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

Existing households are experiencing some type of housing problem such as cost burden, housing overcrowding, or substandard housing. Each housing authority plans to strategically address the most immediate needs of public housing residents and housing choice voucher holders as presented below:

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. BGHA will address residents' needs:

- Continue to provide maintenance on dwelling units including interior upgrades in housing units on a "most needed" basis with in-house maintenance staff
- Continue to support and house the Redlands Christian Migrant Association which operates a children's Day Care Center in the Okeechobee Center
- Encourage team sports, football and basketball, be provided for numerous age groups and these are sponsored with the cooperation of the Police Athletic League

Pahokee Housing Authority (PHA): PHA describes the needs of public housing residents as:

- Veterans Affairs Supportive Housing (VASH) for veterans that are chronically homeless and in need of health care
- Include public housing residents as part of its Family Self-Sufficiency (FSS) program
- PHA identified the need to purchase abandoned homes, to renovate them and rent them to low and moderate income families with an option to purchase these homes
- Provide non-structural modifications to housing units in the form of allowing use of house service animals, live-in Aides, auxiliary aids in the form of language interpretation for Spanish and Creole, and accommodating those with a disability via transfer from a two-story to a one-story unit
- Provide structural modifications for residents with limited mobility in the form of ramps, accessible toilets and grab bars, replacement of bathtubs with showers for aging tenants, adjusting the heights of cabinets and fixtures, and the provision of accommodations for those legally blind and hearing impaired

- Expand the supply of assisted housing, improvement in the quality and modernization of housing, and increase assisted housing mobility and homeownership

Palm Beach County Housing Authority (PBCHA):

- PBCHA will continue to oversee ADA modifications needed in public housing based on the Green Physical Needs Assessment (GPNA) for public housing
- The Authority will strive to identify higher payment standards for families needing ADA units
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Apply for special-purpose vouchers targeted to families with disabilities as they become available

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): The BGHA is funded by the USDA, therefore, they do not offer initiative programs to undertake efforts aimed at encouraging residents to become more involved in management. However, the HA has 13 employees that are tenants and work in the maintenance and administrative departments.

Pahokee Housing Authority (PHA): PHA strives to implement strategies to encourage residents to become more involved in management and homeownership. PHA has an active Resident Advisory Board (RAB) comprised of residents representing the entire tenant body and participating in the annual planning process and establishing its goals and objectives. Residents are guided towards self-sufficiency via training workshops for budgeting, credit counseling and repair, increasing the family income, and home maintenance after purchase. The resident participants are guided toward a reduction in public assistance and the ability to achieve economic independence under the Residents Opportunities and Self-Sufficiency (ROSS) and Family Self Sufficiency programs.

Palm Beach County Housing Authority (PBCHA): PBCHA will continue to have a Resident Board Member who is directly assisted under the housing authority’s public housing or HCV programs, and who routinely takes part in decision making related to the administration, operation and management of their programs. PBCHA will adopt rent policies, and assess programs that support and encourage employment by partnering with local and regional partners, and ultimately homeownership of our residents. The Authority will continue providing tools and resources for job skills development and job training, and plans to increase participation of the Family Self-Sufficiency (FSS) program of public housing and housing choice voucher program participants.

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

Pahokee Housing Authority (PHA)

PAH is designated as a “High Performer” agency in both its Public Housing and Section 8 HVC programs.

Palm Beach County Housing Authority (PBCHA)

PBCHA is designated a Standard Performer for the Public Housing Program.

Belle Glade Housing Authority (BGHA)

BGHA operates under the auspices of the USDA and is therefore not subject to this type of assessment.

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

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

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

Palm Beach County and its partners will utilize various avenues to provide outreach to the homeless population, including those persons that are unsheltered. The County's outreach efforts include initially assessing homeless individuals/family's needs in order to provide the appropriate housing and supportive services referrals. The Service Prioritization Decision Assistance Tool (SPDAT) is the assessment tool used during outreach activities. The tool prioritizes whom to serve and identifies what supportive services should be provided. The County plans to assist approximately 2,700 unsheltered persons during FY 2020-2021 through the following actions:

- Palm Beach County's Homeless Outreach Team (HOT), which leads the County's homeless outreach program, will continue to utilize the SPDAT to conduct initial assessments in the field. The individual's SPDAT scores will be used to determine what programs and services are the most needed by the homeless individual. The HOT Team will continue to travel throughout the County to various location where the homeless are known to congregate in order to conduct on-site screenings.
- The Homeless Coalition of Palm Beach County will coordinate Homeless Connect events throughout the County during FY 2020-2021. These events allow the homeless population to receive haircuts, toiletries, clothing and other related items. At select Homeless Connects, homeless persons will also be provided with the opportunity to obtain state-issued identification cards. It is estimated that over 400 homeless persons will attend the various Homeless Connect events.
- The Senator Phillip D. Lewis Center will continue to be the point of access for the homeless population to obtain housing and/or services in Palm Beach County. Community Development Block Grant (CDBG funds will be utilized to fund a portion of the facility's operational 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 County has re-purposed a former stockade into a temporary emergency shelter in order to alleviate a homeless situation at a County park. This location will be in existence until the

construction of a second homeless resource center has been completed.

- The County will continue its efforts in establishing a second homeless resource center. A location has been identified and has received approval from the Board of County Commission to move forward with the project. The second facility, when completed, will have seventy-four (74) emergency beds and will operate in the same manner as the Lewis Center. The new facility will also serve as a point of entry for the homeless population to access services. The new facility is expected to be completed in November 2022.
- Palm Beach County will conduct a Homeless Point In Time Count (PIT) in January 2021. The PIT Count is an unduplicated count of persons who are experiencing homelessness (both sheltered and unsheltered) within a 24-hour period.
- The Homeless Coalition will continue to offer Warm Welcome Kits to any homeless person that comes through the Lewis Center regardless if they receive assistance or not. This program provides the individuals a cloth tote bag or backpack filled with necessities and comforts to make the transition from homeless to home less stressful. These items include, among others, shirt, socks, soap shampoo, toothbrush and toothpaste.
- Palm Beach County will observe National Hunger and Homeless Awareness 2020 (November 15-22, 2020). The County will sponsor multiple events during this week to include several outreach and educational activities.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

- Palm Beach County will utilize Financially Assisted Agencies (FAA) funding to support emergency shelters and transitional housing facilities owned and operated by non-profit agencies. These facilities will provide shelter and services to homeless single women and men as well as homeless families. FAA funding will also be used to support shelter facilities that house victims of domestic abuse.
- The County will continue to use CDBG dollars to support the operation of two (2) county-owned emergency shelters. The Lewis Center will provide shelter and supportive 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 2800 homeless individuals and 240 homeless families will receive services from these two shelters.
- The County's Homeless and Housing Alliance (HHA) continues to prioritize the emergency shelter component for the County's ESG program.
- Palm Beach County will provide ESG funding to support a transitional housing facility for single homeless men and two emergency shelters for victims of domestic abuse.
- The County will continue to provide CDBG funding to support housing facilities that provide shelter and supportive services to domestic violence victims and to abused, neglected and

abandoned children.

- A transitional housing project that provides shelter and life skills training to unaccompanied youth who have aged out of the state's foster care system will be supported by CDBG funding.
- The county is continuing its partnership with a local housing authority to construct and operate approximately twenty-one cottage homes. These cottage homes will be operated as a transitional rental housing facility. The cottages will serve homeless families with children under the age of 18.
- Palm Beach County's Parks to Work initiative will continue providing opportunities for homeless persons to get back to work and into housing. Participants clear trash and debris from local county parks in exchange for a day's wage, supportive services and nightly shelter.
- Palm Beach County will open and operate a temporary emergency homeless shelter at a vacant 17-acre correctional site. The County will provide funding for start-up costs, renovation costs and operating costs for the facility. The shelter will provide beds, showers, meals, medical services and other supportive services for up to 125 chronically homeless persons until the County's second Homeless Resource Center is operational.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

- The County will continue to utilize Continuum of Care (CoC) and ESG funding to support three (3) Rapid Rehousing programs. These programs will provide financial assistance to homeless individuals/families to regain stability in permanent housing. The financial assistance will include security deposits, rental assistance, utility deposits, and utility assistance. These households will also continue to receive case management and other supportive services.
- Palm Beach County will allocate FAA funding to assist with the operational costs of permanent supportive housing programs that assists individuals and families.
- The Homeless and Housing Alliance (HHA) has established as a goal for the Continuum to give funding priority to permanent supportive housing programs that dedicate 100% of their beds for the chronically homeless. This priority will be achieved by awarding maximum points during the grant review process.
- The County's CoC funding will continue to support permanent supportive housing programs that dedicate 100% of their beds for the chronic homeless population. These programs provide housing and support services to individuals as well to families.
- During the upcoming fiscal year, the County will utilize HOME funds to operate a Tenant Based Rental Assistance (TBRA) Program. This program will provide direct financial Assistance to

households for rental deposits and monthly rental subsidies for up to 2 years.

- The County will continue the SMART (Support, Marketing, Assistance, Rental, Tenant) campaign which recruits potential landlords to a database to match them with homeless individuals and families who are in need of housing. Persons housed under this program are provided with deposits and monthly rental assistance which vary in length and dollar amounts based on the client's needs. Each household is assigned a case manager who in turn becomes the landlord's point of contact.

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

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

- Palm Beach County will continue to provide 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 target those individuals and families who would become homeless without the assistance.
- The County will continue to financial support a Traveler's Aid Program. This program provides relocation assistance to homeless families/individuals who find themselves stranded in Palm Beach County. This assistance will be in the form of a one-way bus ticket that will allow the homeless person(s) to return to a support system outside of Palm Beach County.
- The County will continue to participate in the Reentry Task Force whose mission is to implement comprehensive re-entry services to ex-offenders from the time of their entry into the prison system through their transition, reintegration and aftercare in the community. These services will include, among others, case management and housing assistance. The Reentry Task Force partners include Palm Beach County, Criminal Justice Commission and Gulfstream Goodwill Industries.
- The County will continue to make funding available to agencies that provide housing and support services to youth who have been discharged from the state's foster care program. Moreover, the County provide CoC funding to support the "Connecting Youth to Opportunities" program that provides rapid re-housing and support services to unaccompanied youth ages 18 to 24 who have aged out of the foster care system.
- Palm Beach County Sherriff's Office will continue to coordinate with the County's Division of Human and Veterans Services to support a discharge process that allows persons who were homeless prior to being incarcerated to participate in the Continuum of Care's homeless service programs. Before being released from jail, staff from the County's Homeless Outreach Team meets with the inmate to complete an assessment and arrange for emergency shelter upon

release from the correctional facility.

- The Lewis Center will continue to coordinate with area hospitals and mental health facilities to permit discharged patients to receive referrals to the Lewis Center. The referrals will allow for the discharged persons to access the County's homeless services.
- Palm Beach County's Continuum of Care (CoC), locally known as the Homeless and Housing Alliance (HHA) was selected to participate in HUD's Youth Homeless Demonstration Program (YHDP) with an award of \$4,932,359. The County's Division of Human and Veterans Services, in its capacity as the collaborative applicant, will oversee this program. Eligible activities can only serve youth experiencing homeless, including unaccompanied and pregnant or parenting youth, where no member of the household is older than 24 years of age. Project types include congregate living, crisis residential transitional housing, host homes, kinship care, shared housing, permanent supportive housing, transitional housing and rapid rehousing. Successful projects will be funded for two years (October 2020 through September 2022) and may be renewed for an additional year.

Discussion

Palm Beach County does address the needs of persons who are not homeless but do require supportive services to maintain a functional life. Many of the supportive services for the special needs population are currently addressed through various county supported programs. The elderly population and senior citizen activities are assisted through the county's social service programs. Many of the 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, mental health disorders and substance abuse are addressed by the County through coordination with a network of social service providers and through funding via CDBG, ESG and general revenue to non-profit agencies to assist in the provision of those services. The County is an active participant in the County's 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 families to community-based services and opportunities.

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

Introduction:

Palm Beach County (PBC) continues to implement strategies to remove barriers to affordable housing, whether such barriers are posed by public policies, conditions in the local housing market, or the economic climate. 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) previously 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, effective June 21, 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 may 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.
- The 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).
- 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.

AP-85 Other Actions – 91.220(k)

Introduction:

Palm Beach County is active in devising strategies to address the needs of low and moderate-income persons, homeless families, and underserved populations. The majority of the plans and strategies mentioned in the sections below are direct County actions, which are implemented in collaboration with the non-profit community, municipalities, and interested partner agencies.

Actions planned to address obstacles to meeting underserved needs

During FY 2020-2021, Palm Beach County plans to undertake the following actions to address underserved needs:

- PBC will 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.
- Promote cooperation between agencies by participating in the Homeless Coalition, Homeless and Housing Alliance, Countywide Community Revitalization Team, Affordable Housing Collaboration, Housing Leadership Council, Special Needs Advisory Coalition, Glades Technical Advisory Committee, the Homeless Advisory Board, and the Palm Beach County Cross-Department Teams on Economic Development and Housing and Homelessness.
- Provide access to affordable housing to extremely-low, low, and moderate-income families through the new construction or rehabilitation of rental units for these income groups and by providing second mortgages at affordable rates to enable homeownership. This strategy will continue under the HOME, SHIP and WHP programs along with the remaining NSP program income generated from NSP activities.
- 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.
- Continue working on the second Housing Resource Center using the approved \$5.7M of the 1% Infrastructure Sales Tax (ITS) to assist the homeless as well as over \$1M in CDBG funding.
- Address infrastructure deficiencies in low-and moderate-income areas (including identified CDBG Target Areas) through funding under the CDBG Program and the IST.
- Provide \$25.5M IST for safe, decent and affordable housing units for the homeless, and extremely-low and low-income households.
- Provide financial assistance to businesses under the Section 108 and other County Loan Programs in exchange for creating or retaining jobs to be held by low and moderate-income individuals, with special focus in the Glades Region; and lead economic development efforts in the Glades Region in order to improve economic and housing conditions for local residents.
- 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.
- Collaborate with CareerSource to provide effective and coordinated employment services

opportunities to residents in need of assistance.

- Provide energy payment assistance to over 7,000 low-income residents under the State of Florida's Low-Income Home Energy Assistance Program.
- Encourage private investment/development in the County's designated low-income census tracts under the Federal Opportunity Zone 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.

Actions planned to foster and maintain affordable housing

For FY 2020 - 2021, Palm Beach County will preserve and enhance the supply of decent and affordable housing for very-low, low-, moderate-, and middle-income (0 – 140% AMI) residents of the County by:

- Utilization of \$20,000,000 with the CARES Act funding for the Foreclosure Prevention Program through partnership with local HUD Certified Counseling Agencies. Funding will be provided in the form of a maximum grant award of up to \$10,000 or up to four (4) months of assistance. Funds can also be utilized for mortgage payment (PITI), late fees, Condo and HOA fees, special assessments and other foreclosure prevention related expenses;
- Utilization of \$20,000,000 with the CARES Act funding for homeless rental and utility assistance;
- Utilization of \$3,935,468 with CDBG-CV funds to provide funding to lower-income persons and businesses adversely impacted by COVID-19, including rental assistance, foreclosure prevention, housing counseling, feeding programs and small business assistance;
- 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 (\$1.5M) to acquire, rehabilitate, and improve housing for veterans and other special needs households;

- Providing in-take, processing and subsidies to ensure occupancy for 76 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;
- 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; and
- Ensuring that 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

Palm Beach County has two entities that address issues related to Lead-based paint (LBP) hazards. These are the Department of Housing and Economic Sustainability (as a consequence of administering federally funds for housing purposes) and the Florida Health PBC (Palm Beach County Health Department). There is an estimated ~36,174 housing units in Palm Beach County likely contain lead-based paint.

Housing & Economic Sustainability (DHES) does not provide assistance for the acquisition of homes constructed prior to 1978, therefore, lead-based paint requirements are not triggered and the program excludes all rental units which were constructed prior to 1978 from participation, therefore, lead-based paint testing is not applicable. It is estimated that ~11% of the County's total housing stock and ~19% of all units constructed prior to 1978/1980 may contain lead-based paint. While the jurisdiction will avoid the need for LBP evaluation and abatement under its acquisition and rapid rehousing programs, it will set aside funds to conduct such evaluations under its rehabilitation programs. These programs are implemented countywide with the major determining factors being income, the safety of the current occupants, and the need to maintain and increase the current housing stock.

The County's plans to continue addressing lead-based paint hazards includes the following actions by Florida Health PBC (formerly known as Palm Beach County Health Department). The Florida Health PBC will continue public education efforts to make the general public and in particular the lower and moderate income and minority residents aware of lead-based paint hazards. Florida Health PBC will continue to screen children under the age of six (6) and in particular under the age of 72 months. Florida Medicaid guidelines, in accordance with federal requirements, stipulate that all children enrolled in Medicaid must receive a blood test at 12 to 24 months of age and children 36 to 72 months of age must have a blood

test if they have not been previously screened for lead poisoning (Florida Medicaid Child Health Check-up Coverage and Limitations Handbook). If elevated blood lead levels (BLLs) of 10 to 14 µg/dL are detected, the children will receive case management to reduce the child's BLL to below the level of concern, 10 µg/dL, by preventing continued exposure and improving nutrition.

Lead-based paint remediation is specified in the DHES Residential Rehabilitation Program Policies approved by the Board of Palm Beach County Commissioners, effective January 24, 2012. To relieve the financial burden of homeowners, as it may pertain to alleviating lead-based paint hazards in the home, the Residential Rehabilitation Program Policy provides a grant to the homeowner of up to \$10,000 to abate lead-based paint. DHES will continue to require inspections of residential structures built prior to 1978 for lead-based paint hazards as relative to rehabilitation funded under a federal or state program. 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

Palm Beach County and its partners will continue working together 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 action to reduce the number of poverty-level families are as follow:

- Advocate for services and funding to address self-sufficiency and economic stability.
- Provide opportunities 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.
- Coordinate and share data with other organizations that plan and develop economic growth and job training.
- 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.
- Provide local matching funds for Title 20 subsidized childcare, providing support to low-income, working parents.
- Assist eligible residents 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 around employment.
- Fund the Financially Assisted Agency Program, which provides funding to non-profit agencies to administer health and human service programs.
- Support 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.
- Provide job creation and retention opportunities, particularly in areas with high concentrations of poverty.
- Support and encourage private long-term investment and job creation in the targeted communities designated as Opportunity Zones.
- Support CareerSource Palm Beach County, which 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 Training Program benefits.
- Use CDBG funds to assist business incubators to provide entrepreneurial expertise to small and micro business enterprises.
- Support the operations of the Senator Phillip D. Lewis Center (homeless resources center), and the Family Emergency Center with CDBG funds.
- Support the Glades Incentive Program to provide incentive payments to contractors & subs for the hiring of new employees residing in the Glades Region.
- Provide Emergency Home Energy Assistance Program (EHEAP), which helps keep low-income families safe and healthy through initiatives that assist families with energy costs.
- Use HOME funds to fund a tenant based rental assistance program to serve homeless and impoverished families.
- Use ESG funds to fund a rapid rehousing program for the prevention of homeless households.
- Use CARES Act Coronavirus Relief Fund dollars to prevent homeowners and renters from losing their homes to foreclosure or eviction.

Actions planned to develop institutional structure

Palm Beach County's strong institutional delivery system provides benefits through the various community development programs undertaken throughout the year. The strength of the delivery system is enhanced by the variety and high number of private and public organizations within the County that each year provide housing, homeless services, public services, economic development services and other community development activities such as infrastructure, capital improvements and public facilities. The County evaluates the operation of each of its community development programs to ensure all operations maximize the number of beneficiaries, stay within regulatory requirements and ensure easy access by eligible persons to these programs.

The County's institutional delivery system however, does have gaps and weaknesses. Coordination and communication between provider agencies continues to be strongly encouraged to ensure that each provider has a comprehensive knowledge of the full range and extent of services that are available to their clients. Any lack of awareness hinders the leveraging of resources and assets that could produce more services for the residents. Also, with such a large number of non-profit organizations, developers, governments, public agencies, and various special purpose committees, discussion of issues surrounding

the development and determination of funding priorities may be lost. A lack of available funding to support the County's community development needs can be described as a gap in the institutional delivery system.

Gaps in the service delivery system for the special needs population and persons experiencing homelessness has proven to be a shortage of funding required to create additional beds and to provide the much needed supportive services for this population. The lack of available funding has forced the service providers to do more with less. Another identified gap in the service delivery system is the lack of shelters and supportive services that are provided in the western communities of the County. Not only is the County's sole Homeless Resource Center located in eastern Palm Beach County but the majority of the service providers' offices and outreach teams operate primarily in the eastern portion of the County.

Presently there are no shelter beds located in the Glades area with the exception of a domestic violence transitional facility. Many eligible clients that reside in the western communities are not able to access various housing options and/or supportive services due to the location of such services.

During the year the County will undertake efforts to continue to:

- Provide HOME funding to CHDOs to enhance the provision of Affordable Housing
- Strengthen the service delivery system for the homeless and special needs population by coordinating the large number of service providers within the County
- Encourage various committees to manage the Continuum of Care and Emergency Solutions Grant requirements
- Collaborate with community partners to ensure that homeless individuals and families, and the special needs population are provided with necessary supportive services and are appropriately housed
- Encourage the Homeless and Housing Alliance and member organizations the provision of vital services to persons with disabilities and special needs
- Provide services ranging from education to housing assistance
- Provide direct home ownership assistance to families unable to access conventional credit
- Support DHES' responsibility for certifying consistency with the Consolidated Plan for any housing-related activity that receives HUD funding for the provision of housing and non-housing activities in 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 FY 2020-2020 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 Services (DHS). 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 DHS.

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 provided primarily under the HOME and SHIP programs and projects funded are selected via a competitive RFP. The County Commission on Affordable Housing (CAH) will continue to make policy recommendations regarding the development of affordable housing.

Coordination with Health, Mental Health, and Service Agencies

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

Program Specific Requirements

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

Introduction:

For Fiscal Year 2020-2021, the County expects to receive funding under the following CPD Programs: CDBG (\$6,689,932); ESG (\$562,941); and HOME (\$2,391,052). In addition, the County expects to generate approximately \$576,104 in un-programmed program income under CDBG (\$10,000) and HOME (\$566,104). CDBG funds are expected to fund program activities to be implemented by County departments, municipalities and non-profit agencies. The HOME Program will fund CHDO activities, 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 shelter, 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 AP-38 Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$10,000
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	\$10,000

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%

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**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 2020-2021 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 \$320,855 (95% of the median sale price for a housing unit in Palm Beach County *HUD FHA 2020 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 for homeownership 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 DHES, 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

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

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 2020-2021 Palm Beach County 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. Palm Beach County proposes to utilize HOME funds of \$500,000 to refinance the first mortgage of a troubled HOME-assisted eleven (11)-unit rental project known as Henrietta Townhomes. 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.

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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 Veterans Services (DHS) 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 SPDAT 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 Veterans Services (DHS). In order to allocate the ESG Program funds, DHS request that the CoC prioritize the eligible ESG components and provide directions as to how the ESG award should be allocated for the upcoming year. Once the priorities and distribution method are established, DHS utilizes the Request for Proposals (RFP) process to allocate the 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.
- Grant Review Committee Training is conducted for all committee members.
- Proposals are initially reviewed by DHS 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.

Formerly homeless individuals serve on the HHA Executive Committee and approve funding recommendations.

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 sub recipient retains the records 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 2020-2021 ESG funds to non-profit entities. Additionally, \$75,000 was set-aside for funding of HMIS, and \$36,595 was allocated for program administration.

FY 2020-2021 EMERGENCY SOLUTIONS GRANT FUNDING RECOMMENDATIONS

Agency	Amount Allocated		Beneficiaries (Individuals)		
	Emergency Shelter (ES)	Rapid Re-housing (RRH)	ES	RRH	TOTAL
Aid to Victims of Domestic Abuse	\$114,520		144		144
Salvation Army	\$100,499		96		96
YWCA	\$55,789		413		413
Adopt A Family		\$180,538		119	119
TOTAL	\$270,808	\$180, 538	653	119	774

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