



Consolidated Plan Process and Action Plan

**Palm Beach County Board of County Commissioners
June 4, 2025 Public Meeting**



Contents

- Overview
- Research
- Stakeholder Input
- Priority Needs
- Resources
- FY 2025-2026 Funding Strategies
- Next Steps

Overview

Palm Beach County receives annual formula grants from U.S. Department of Housing and Urban Development (HUD)

- Community Development Block Grant (CDBG)
- HOME Investments Partnership (HOME)
- Emergency Solutions Grant (ESG)

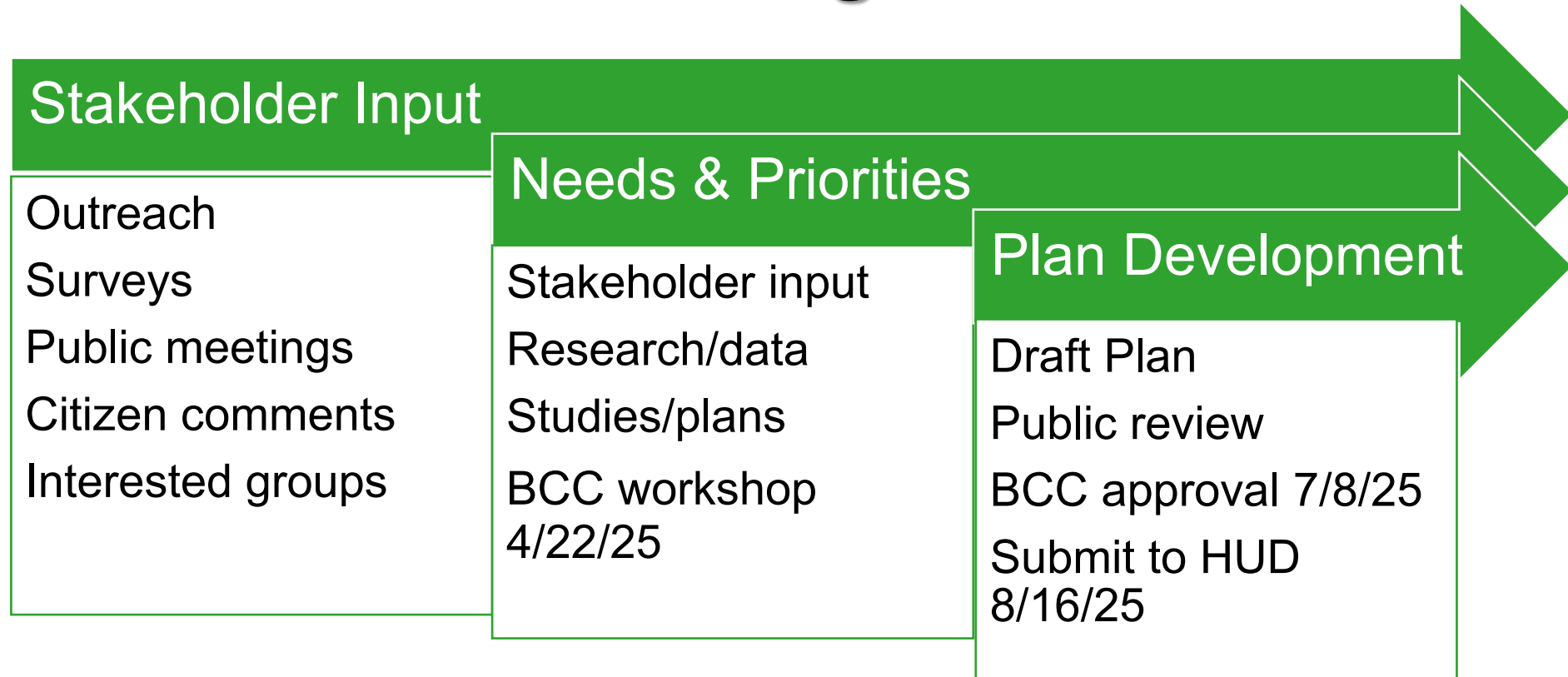
Overview

HUD requires a Consolidated Plan every 5 years, and an Action Plan each year.

- HUD regulations prescribe format and content
- Unincorporated area and 32 municipalities
- Consolidated Plan identifies priority needs and program goals for CDBG, HOME, and ESG
- Action Plan identifies activities and funding allocations for upcoming program year

Overview

Consolidated Planning Process



Demographic Snapshot



- 959,226 population in the Urban County Program Jurisdiction (unincorporated + 32 municipalities)
- 55% White, 18% Black, 27% Latino
- 45% households have an elderly member (65+)
- 27% households have a child <18 (35% single-parent)
- \$111,800 HUD Median Family Income countywide (2025)
- \$70,749 average annual wage
- 12% poverty rate

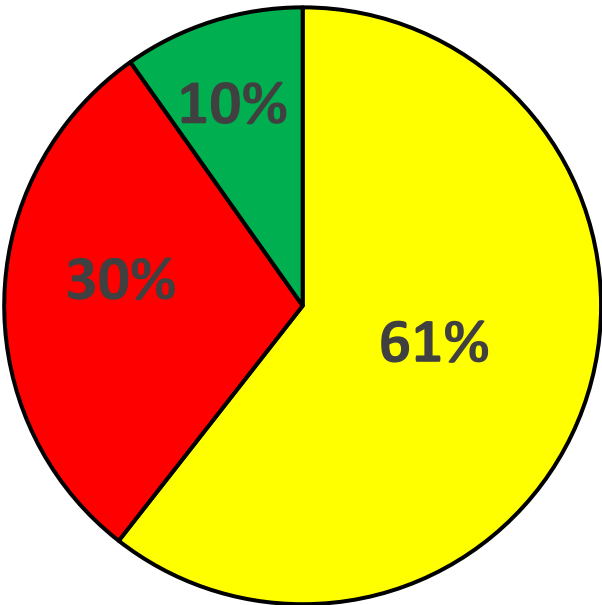
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates
2016-2020 and 2019-2023.



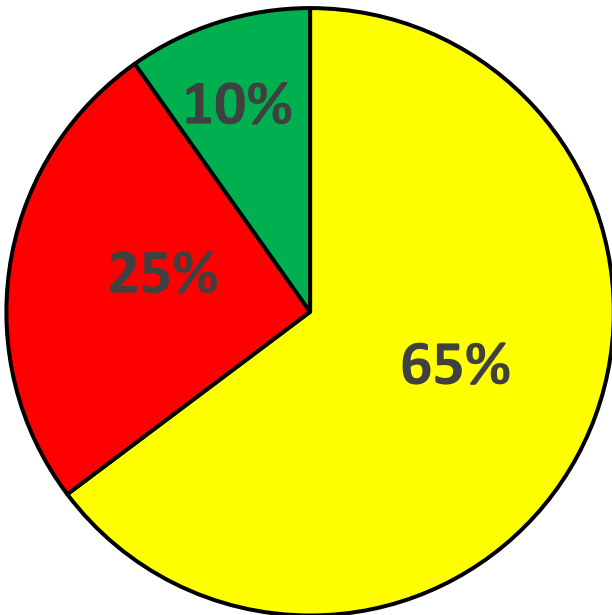
Housing Cost Burden

90% of all households with incomes $\leq 80\%$ AMI (\$93,500 family of 4) are cost-burdened, paying more than 30% of income for housing, including 92,286 owners and 74,625 renters.

$\leq 80\%$ AMI Owners



$\leq 80\%$ AMI Renters



Cost Burden 30-50%



Cost Burden >50%



No Cost Burden

\$615,000

**2024 PBC Median
SF Sales Price**

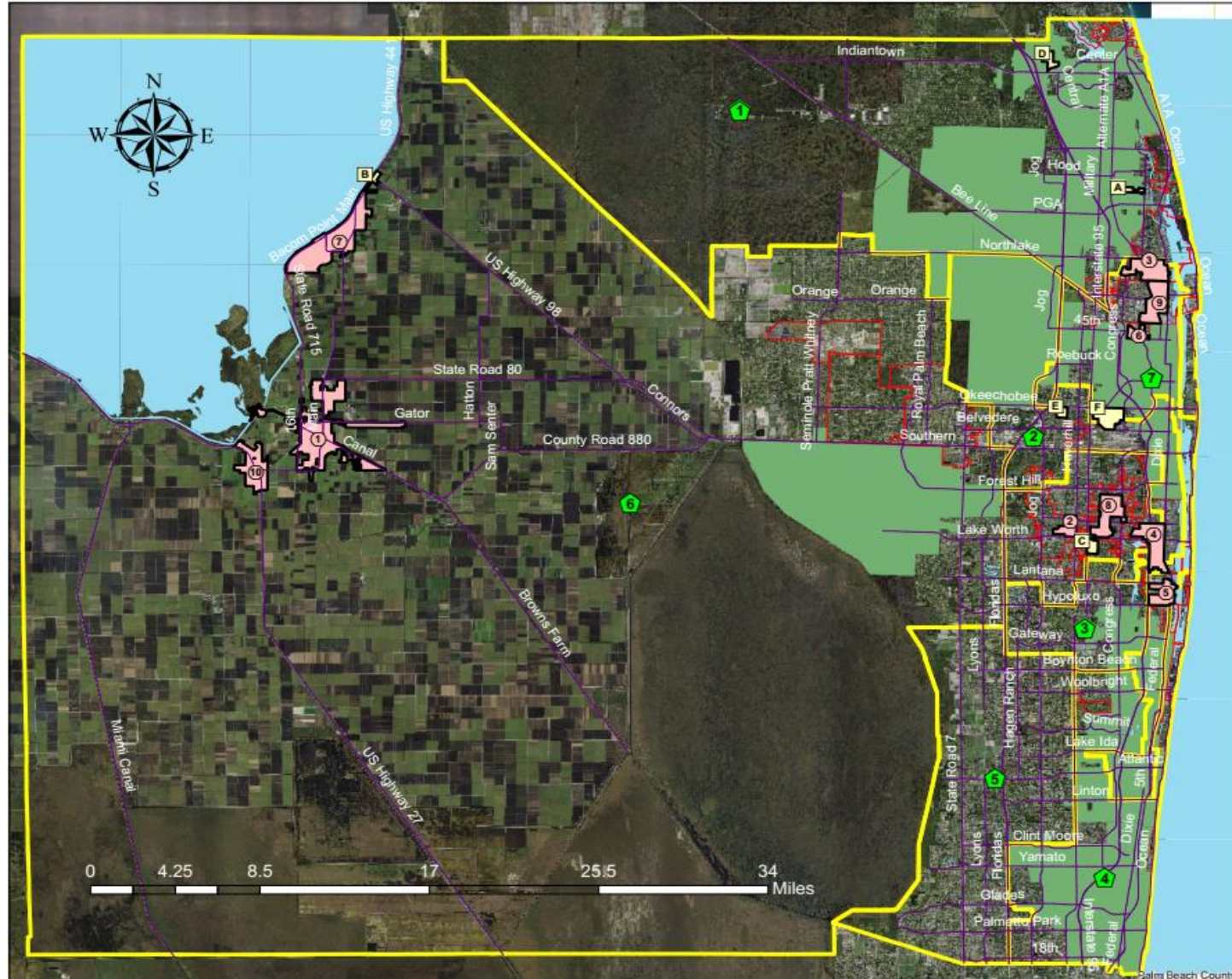
Source: Beaches MLS

\$2,187

**2025 Fair Market
Rent 2BR Unit**

Source: HUD

CDBG Target Areas



Municipal

1. Belle Glade
2. Greenacres
3. Lake Park
4. Lake Worth Beach
5. Lantana
6. Mangonia Park
7. Pahokee
8. Palm Springs
9. Riviera Beach
10. South Bay

Unincorporated

- A. Cabana Colony (District 1)
- B. Canal Point (District 6)
- C. Lake Worth West (District 3)
- D. Limestone Creek (District 1)
- E. Plantation (District 2)
- F. Westgate/Belvedere (District 7)

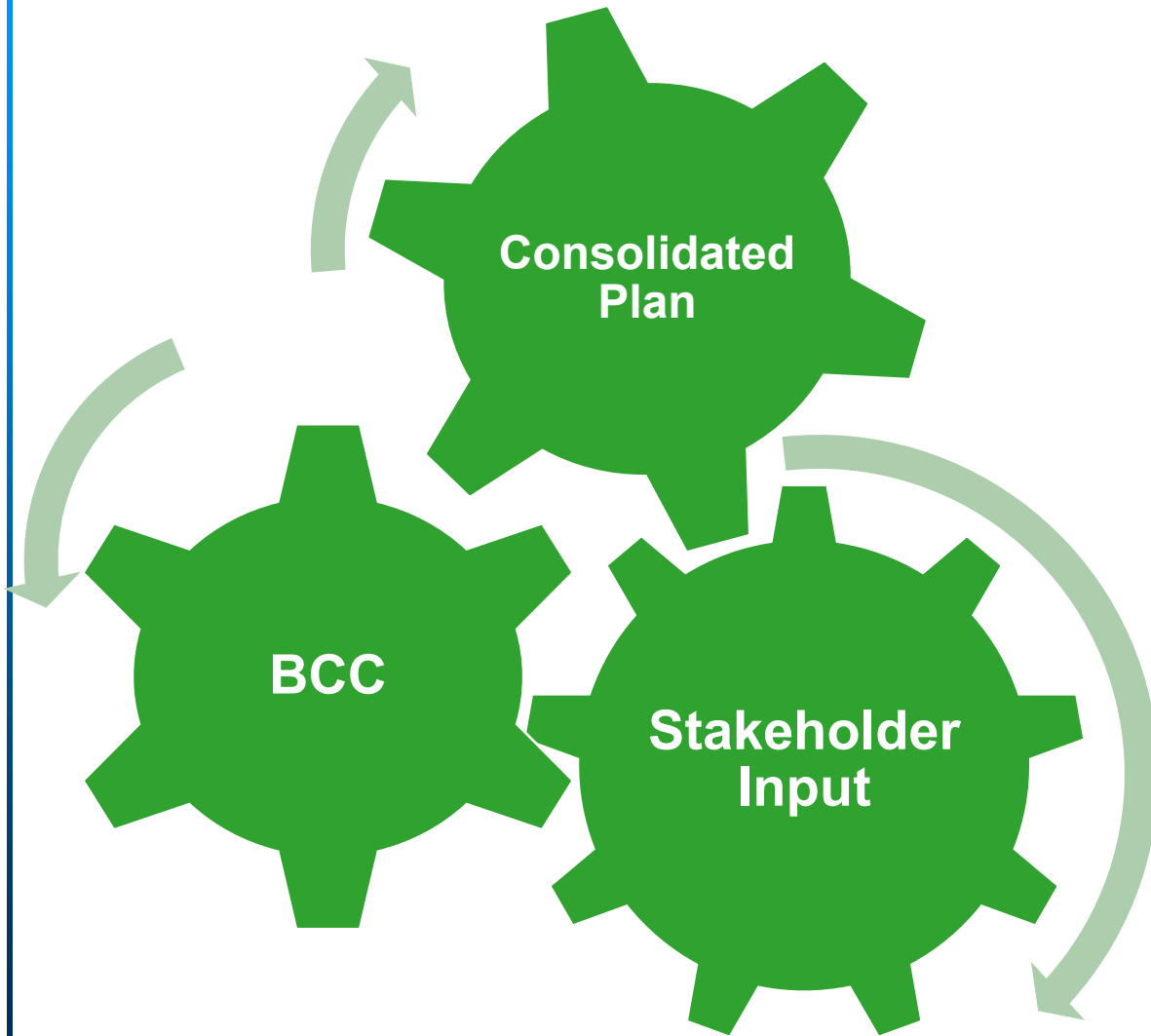
Research - Economic

- PBC labor force over 780,000 workers
- Over 55,000 businesses
- Top 5 Employment Sectors by Jobs
 1. Health Care & Social Assistance (15%)
 2. Retail Trade (12%)
 3. Accommodation & Food Services (10%)
 4. Administrative & Waste Services (9%)
 5. Professional, Scientific & Technical Services (8%)



Source: Bureau of Workforce Statistics 7 Economic Research (WSER) 2024

Stakeholder Input



- Residents of Palm Beach County
- Municipal Partners
- County Departments
- Public Housing Authorities
- Housing Leadership Council
- Homeless and Housing Alliance
- The Glades Initiative
- Healthier Glades
- Non-Profit Service Providers
- PBC Community Revitalization Team

Stakeholder Input / Survey



Results of online community needs survey*:

- Most common housing problems are affordability (19%), repairs needed (12%), and overcrowding (9%)
- 10% have been homeless, and cited need for a better paying job and financial assistance
- To improve financial situation: higher paying job (32%), affordable housing (29%), and affordable health care (20%)
- 47% say more community services needed – mental health, elderly, youth mentoring/recreation, and hunger/feeding
- Most needed improvements: street repairs, traffic calming, street lights, parks and community centers

*An online survey was promoted through PBC and HED social media accounts, and distributed to all municipalities, PBC Countywide Community Revitalization Team, the Housing Leadership Council, the Homeless and Housing Alliance, The Glades Initiative, Healthier Glades, and numerous grant partner organizations. The survey was available in English, Spanish, and Haitian Creole. A total of 162 survey responses were received between 11/7/24 – 1/6/25.

Priority Needs



Affordable Housing

- Expand stock through new construction
- Preserve existing stock with rehabilitation
- Increase ownership with homebuyer assistance
- Preserve ownership with foreclosure prevention
- Increase housing for very low income renters



Priority Needs



Homelessness

- **Emergency Shelter**
- **Transitional Housing**
- **Permanent Supportive Housing**
- **Rapid Re-Housing**
- **Homeless Prevention**
- **Supportive Services**



Priority Needs



Social Services

- **Mental Health**
- **Developmental Disabilities**
- **Victims of Domestic Violence**
- **Youth Aging Out of Foster Care**
- **Veterans**



Priority Needs



Infrastructure & Facilities

- **Paving and Drainage**
- **Water and Sewer**
- **Parks and Recreation**
- **Community Centers**
- **Geographic Target Areas**
- **Traffic Calming and Pedestrian**



Priority Needs



Economic Development

- Job Creation & Retention
- Business Services
 - Technical Assistance
 - Financing
 - Incubators



Action Plan Resources

Community Development Block Grant (CDBG)

Provide a suitable living environment and economic opportunities primarily for low- and moderate- income persons (<80% AMI: \$93,500 for a family of four)

Eligible Activities

- Public facilities and infrastructure
- Public services
- Economic development
- Housing activities

Action Plan Resources

HOME Investment Partnerships (HOME)

Provide decent affordable housing to low- and moderate-income households (<80% AMI: \$93,500 for a family of four)

Eligible Activities

- Housing development
- Homebuyer assistance
- Acquisition and/or rehabilitation
- Tenant Based Rental Assistance (TBRA)
- Community Housing Development Organization (CHDO)

Action Plan Resources

Emergency Solutions Grant (ESG)

Provide housing and supportive services to homeless and at-risk population (<30% AMI: \$35,050 for family of four)

Eligible Activities

- Emergency/Transitional Shelter
- Homeless Prevention
- Rapid Re-housing
- Street Outreach
- Client Management Information System



Funding Strategies for FY 2025-2026

Action Plan



Resources

Program	FY 2024-2025	FY 2025-2026
CDBG	\$ 6,487,957	\$ 6,609,628
HOME	\$ 2,201,524	\$ 2,246,071.80
ESG	\$ 568,768	\$ 570,211
Total	\$ 9,258,249	\$ 9,425,910.80

CDBG FY 2025 - 2026

Activity	Amount
Countywide Public Services	\$ 991,444
Economic Development	\$ 777,818
Local Entitlement Municipalities	\$ 1,224,536
Special Area of Hope	\$ 357,312
County Capital Projects	\$ 1,936,593
Program Administration	\$ 1,321,925
Total CDBG	\$ 6,609,628

CDBG: Public Services

HUD allows up to 15% of CDBG grant

Total Countywide Public Services \$ 991,444

- 75% County Homeless Facilities \$ 743,583
- 25% Private Not-for-Profit Agencies \$ 247,861
- Services addressing priority needs
 - Continue funding current agencies in FY 2025-2026
 - Undertake RFP to select agencies for FY 2026-2027

CDBG: Public Services

Agency	Amount
PBC Community Services	\$743,583
Legal Aid Society of Palm Beach County	\$61,965
Vita Nova	\$52,051
Aid to Victims of Domestic Abuse	\$39,658
Pathways to Prosperity	\$27,263
PBC Food Bank	\$27,263
Urban League	\$24,786
Redlands Christian Migrant Association	\$14,875
Total	\$991,444

CDBG: Economic Development

Activity	Amount
Black Business Investment Corporation	\$ 100,000
Center for Technology, Enterprise, & Development	\$ 250,000
Economic Development Services	\$ 427,818
Total Economic Development	\$ 777,818

CDBG: Municipalities

Municipality	Allocation
Belle Glade	\$ 133,691
Greenacres	\$ 217,399
Lake Park	\$ 41,558
Lake Worth Beach	\$ 311,618
Lantana	\$ 46,817
Mangonia Park	\$ 14,163
Pahokee	\$ 41,714
Palm Springs	\$ 129,228
Riviera Beach	\$ 251,281
South Bay	\$ 37,067
Total Municipal	\$ 1,224,536

The 10 municipalities with CDBG target areas are allocated a local entitlement based on HUD formula of population, poverty, and housing overcrowding.

CDBG: County Capital Projects

Project	Department	Amount
Cannongate Subdivision Drainage (PBC District 3)	PBC Engineering	\$ 741,720
Belle Glade Sewer Improvements (PBC District 6)	PBC Water Utilities	\$ 1,194,873
County Project Total		\$ 1,936,593

CDBG: Special Area of Hope

Special CDBG allocation rotates annually among all Local Entitlement Municipalities

- Lake Worth Beach to receive \$350,000 in FY 2025-2026 towards comprehensive infrastructure improvements on the Norman J. Wimbley Gymnasium (repair/replace HVAC system, update the entrance, signage and marquee, improvements to restrooms, athletic system and storage area).

HOME FY 2025 - 2026

Programs implemented by HED and in partnership with the PBC Community Services Department.

Program	Amount
Homebuyer Assistance	\$ 1,072,560.00
Tenant Based Rental Assistance	\$ 500,000.00
CHDO Reserve (15%)	\$ 336,911.00
CHDO Operating (5%)	\$ 112,000.00
Program Administration (10%)	\$ 224,600.80
Total HOME	\$ 2,246,071.80

ESG FY 2025 - 2026

- Community Services Department awards ESG funding to non-profit agencies serving the homeless and those at risk.
- ESG funding priorities for FY 25-26 are emergency shelter and rapid re-housing.
- Current agencies include Adopt-A-Family, Salvation Army, YWCA, and AVDA.

ESG FY 2025 - 2026

Activity	Amount
Emergency Shelter	\$ 290,458
Rapid Re-housing	\$ 193,634
HMIS	\$ 75,000
Program Administration	\$ 11,119
Total ESG	\$ 570,211



Next Steps

Consolidated Plan Process and Action Plan



Next Steps

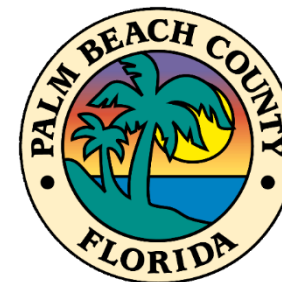
- 1. June 4th & 5th – Conduct public meetings to gather input (East & West County)**
- 2. June 7th – Publish draft Consolidated & Action Plans for public review**
- 3. July 8th - BCC meeting to approve plans**
- 4. August 16th - Submit plans to HUD**



Questions

Comments will be accepted through July 7, 2025 either at hedcomments@pbc.gov or by writing us at HED, Strategic Planning, 100 Australian Ave. Suite 500, West Palm Beach, FL 33406





Thank you!

