



PALM BEACH COUNTY ACTION PLAN

OCTOBER 2010 – SEPTEMBER 2011

**Palm Beach County
Department of Housing and Community Development**

**100 Australian Avenue, Suite 500
West Palm Beach, FL 33406
(561) 233-3616**

July 2010



PALM BEACH COUNTY ACTION PLAN

OCTOBER 2010 – SEPTEMBER 2011

Palm Beach County Board of County Commissioners

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July 2010

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PALM BEACH COUNTY ACTION PLAN

FY 2010-2011

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A. Executive Summary 91.220(b)

The Palm Beach County FY 2010-2011 Action Plan (AP) was prepared by the Department of Housing and Community Development (HCD) and covers the period October 1, 2010 through September 30, 2011. The Action Plan is prepared for the Palm Beach County (PBC) entitlement jurisdiction which includes all of the unincorporated Palm Beach County, and twenty-eight participating jurisdictions. It excludes the entitlement cities of Boca Raton, Boynton Beach, Delray Beach, and West Palm Beach, as well as seven (7) non-participating municipalities.

The FY 2010-2011 AP represents the first year of the Five Year Consolidated Plan 2010-2015 which will be adopted by the PBC Board of County Commissioners on July 20, 2010. The Action Plan follows HUD's "Consolidated Plan and Performance Report Guidelines" and the format provided for the Action Plan by HUD.

The Action Plan serves to meet the annual planning and application requirements for HUD's formula grants Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnerships (HOME) Programs. These formula grants are made available to Palm Beach County yearly, as long as the federal budget allocates funding to the programs.

The following amounts represent Palm Beach County's allocations for FY 2010-2011:

- **CDBG Program:** The allocation is \$7,351,246. This represents an increase of \$535,466 (7.8%) over the FY 2009-2010 allocation. Projected program income of \$150,000 is anticipated to be allocated to the Countywide Housing Rehabilitation Program. It is estimated that 95.4% of applicable funds will be targeted to benefit low-and moderate-income persons. The CDBG program proposes to set aside 10% of the grant to fund the County's CDBG Economic Development Program. Additionally, funds will provide for public facilities and improvements, infrastructure, housing, public services, fair housing, and program administration.
- **HOME Program:** The allocation is \$2,777,679. This represents a reduction of 0.77% over the FY 2009-2010 allocation. The County proposes to use HOME funds to fund the following activities: CHDO Administered 2nd Mortgage Program, CHDO Operating Expenses, County Administered First-Time Homebuyer Program, and Program Administration. Palm Beach County will not receive any funding under the American Dream Downpayment Initiative (ADDI).
- **ESG Program:** The estimated allocation is \$299,384. This represents a reduction of 1.1% from the FY 2009-2010 allocation. The County proposes to fund agencies that provide services to the homeless and populations at risk of homelessness. Funds will be provided for the following activities: operation and maintenance of homeless shelter facilities and homeless prevention.

The Action Plan was developed in consultation with private citizens; units of local, county, and state government; local, regional, and state non-profit agencies concerned with housing, social services, health, and other community development needs; non-profit and for-profit housing

providers; housing authorities; and other appropriate local institutions. Additionally, residents are offered opportunities and encouraged to participate in the consolidated planning process via public notices, public meetings, website notifications, and posting of the documents in local libraries.

The Plan provides a description of the actions, projects, and programs that will take place during FY 2010-2011 to address the priority needs and specific goals and objectives identified in the County's Five Year Consolidated Plan (FY 2010-2015). Hence, it seeks to address the overall community development goal of achieving decent housing, a suitable living environment, and expanding economic development opportunities principally for low- and moderate- income persons. Objectives are proposed to be accomplished utilizing the aforementioned federal programs, and other funds that are reasonably expected to be made available, including but not limited to additional federal funds, state funds and local funds. Accordingly, the following provides a summarized discussion of the same.

HOUSING

The Five Year Strategic Plan's housing goal is to expand the supply of affordable housing, improve the quality of housing, and increase access to affordable housing to assist in meeting the needs projected for extremely-low, low, and moderate income renters and owners, and special needs populations, extending and strengthening partnerships among all levels of government and the private sector, including not-for-profit and for-profit organizations, in the production, delivery, and operation of affordable housing.

During FY 2010-2011 Palm Beach County proposes to accomplish the following:

- Retain the Affordable Housing Stock.
 - Assist 57 extremely low-, low-, and moderate- income owner households to rehabilitate their homes (Objective 2.2a).
 - Assist 109 extremely-low, low- and moderate-income renter households through rental rehabilitation (Objective 1.2a).
- Increase the Availability of Permanent Affordable Housing.
 - Assist four (4) agencies to acquire sixteen (16) residential properties to create rental units for extremely-low, low- and moderate-income households (Objective 1.1b).
 - Assist four (4) agencies to acquire nineteen (19) existing residential properties to help extremely low-, low-, moderate-, and middle-income homebuyers to acquire (with or without rehabilitation) the housing units (Objective 2.1b).
 - Provide 132 extremely-low, low-, moderate-, and middle-income households with homeownership assistance (Objective 2.3a).
- Increase access to affordable rental housing
 - Assist 338 households by providing direct rental assistance.
- The County will continue to foster and maintain affordable housing and remove barriers to affordable housing. To fulfill this commitment, the County has embarked on a number of programs.

- Under the Neighborhood Stabilization Program #1, first and second mortgages have been approved for eligible homebuyers who are actively looking to purchase foreclosed and vacant properties in specified “Areas of Greatest Need” throughout Palm Beach County.
- Under the Neighborhood Stabilization Program #2, second mortgages will be available to qualified first time homebuyers to assist in the purchase of foreclosed properties within the Urban Redevelopment Area (URA) an area designated by the County.
- The Workforce Housing Program requires all new residential projects consisting of 10 or more units to provide a certain percentage of homes for families with incomes ranging from 60% to 150% of the AMI.
- The Impact Fee Ordinance was designed to minimize impact fees for smaller and more affordable units.
- The Traffic Performance Standards Affordable Housing Exception in the Unified Land Development Code (ULDC) permits additional trips as an incentive to construct low and very-low income housing.
- The Community Land Trust of Palm Beach County was founded by Palm Beach County as a non-profit housing provider to help address the need for affordable housing in the County and, besides acquiring single family housing units for re-sale as affordable housing units, is also developing a 7.29 acre parcel of land to provide a range of permanently affordable housing consisting of both rental units and single family houses.

HOMELESSNESS

The Five Year Strategic Plan’s Homeless Reduction goal is to assist homeless persons to obtain appropriate housing; assist persons at risk of becoming homeless; and implement activities aimed at reaching HUD’s goals of ending chronic homelessness.

During FY 2010-2011, Palm Beach County proposes to accomplish the following:

- Increase the number of homeless persons moving into permanent housing
 - Fund four (4) activities in the amount of \$2,803,403 to assist an anticipated 951 homeless individuals with permanent housing, relocation and stabilization, and rental assistance (Objective 3.1).
- Provide services including transitional housing to homeless persons
 - Fund five (5) activities in the amount of \$7,814,633 to assist from an anticipated 1,027 to 1,165 homeless individuals with transitional housing, housing counseling, hotel/motel vouchers, placement services and emergency shelters (Objective 3.2).
- Assist persons at risk of becoming homeless
 - Fund five (5) activities in the amount of \$138,118 to assist an anticipated 906 homeless individuals with emergency rent, mortgage and utility payments (Objective 3.3).
- Improve quality/increase quantity of public service activities for lower income persons
 - Fund six (6) activities in the amount of \$257,397 to assist an anticipated 716 homeless individuals with emergency shelter, hotel/motel vouchers, and transitional housing (Objective 8.11).

NON HOMELESS SPECIAL NEEDS

The Five Year Strategic Plan's goal is to coordinate with other agencies to increase the supply of supportive housing for non-homeless special needs populations.

During FY 2010-2011, Palm Beach County proposes to accomplish the following:

- Palm Beach County shall provide assistance to 275 special needs households.
- Support applications by other agencies to acquire funding from other sources.

PROVISION OF SUITABLE LIVING ENVIRONMENT

The Five Year Strategic Plan's goal is provide a suitable living environment by improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a geographical area through the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic values; and conservation of energy resources.

During FY 2010-2011, Palm Beach County proposes to accomplish the following:

- Improve quality/increase quantity of public improvements for low-income persons:
 - Fund three (3) water and sewer improvements project in the amount of \$1,031,000. These projects are expected to benefit a combined total of 8,335 persons (Objective 6.1a).
 - Fund three (3) street improvement projects in the amount of \$1,266,901. These projects are expected to benefit a combined total of 4,917 persons (Objective 6.1b).
 - Fund two (2) flood and drainage projects in the amount of \$310,902. These projects are expected to benefit a combined total of 1,431 persons (Objective 6.1e).
- Improve quality/increase quantity of neighborhood facilities for low-income persons:
 - Fund one homeless facility in the amount of \$7,500,000. This project is expected to benefit 720 homeless persons (also included under the Homeless Section) (Objective 7.1c)
 - Fund two youth centers in the amount of \$230,500. These projects are expected to benefit 812 youths (Objective 7.1e).
 - Fund two neighborhood/multipurpose facilities in the amount of \$204,294. These projects are expected to benefit 4,995 persons (Objective 7.1h).
 - Fund one park and recreational facility in the amount of \$53,377. This project is expected to benefit 205 persons (Objective 7.1i).
 - Fund one traffic calming project in the amount of \$96,532. This project is expected to benefit 3,822 persons. (Objective 7.1k)
- Improve quality/increase quantity of public service activities for low-income persons
 - Fund one senior service project in the amount of \$67,252. This project is expected to benefit 98 persons (Objective 8.1a).
 - Fund three (3) projects to provide services to the disabled in the amount of \$183,500. These projects are expected to benefit 375 persons (Objective 8.1b).
 - Fund three (3) youth services projects in the amount of \$93,250. These projects are expected to benefit 260 persons (Objective 8.1c).

- Fund one child care service project in the amount of \$35,592. This project is expected to benefit 110 children (Objective 8.1d).
 - Fund two (2) health service projects in the amount of \$102,676. These projects are expected to benefit 1,102 persons (Objective 8.1g).
 - Fund one domestic violence service project in the amount of \$50,667. This project is expected to benefit 32 persons (Objective 8.1i).
 - Fund two (2) abused and neglected children service projects in the amount of \$124,750. These projects are expected to benefit 126 persons (Objective 8.1j).
 - Fund three (3) housing related services in the amount of \$345,000. These projects are expected to benefit 2,007 persons (Objective 8.1k).
- Increase the Safety and Livability of Neighborhoods through the Revitalization of Deteriorating or Deteriorated Neighborhoods
 - Coordinate the establishment of Target Areas within participating municipalities and the unincorporated area of the County.
 - Continue to coordinate with the County's Office of Community Revitalization, and participate in the Countywide Community Revitalization Team (CCRT), which focuses in revitalizing distressed neighborhoods.
 - HCD will continue to implement its Demolition Program to remove unsafe and dilapidated vacant structures.

EXPAND ECONOMIC OPPORTUNITIES

The Five Year Strategic Plan's goal is to expand economic opportunities, including, job creation and retention; establishment, stabilization and expansion of small businesses (including micro businesses); the provision of public services concerned with employment; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

- The County will set aside \$735,125 of its CDBG grant to provide funding to projects that retain or create jobs for low/mod income persons.
- The County is working to utilize Section 108 loan program funds to assist three (3) for-profit businesses with the expansion of their facilities located in Belle Glade and Pahokee.

PAST PERFORMANCE

According to the Palm Beach County Comprehensive Annual Performance Report (CAPER) for FY 2008-2009, the county undertook projects within its jurisdiction to provide decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons. A summary of the accomplishments are shown below:

- A total of 300 households were assisted through housing rehabilitation and housing acquisition;
- A total of 255 households were assisted through rental new construction or rental assistance;

- A total of eight (8) public facilities and infrastructure improvement activities were completed;
- Twelve (12) public service activities to assist the homeless were undertaken serving 5,933 persons;
- Nine (9) other public service activities were undertaken by non-profit organizations, serving 1,817 persons;
- Nine (9) economic development projects were approved for funding under the CDBG Set-Aside Program to create 157 full time equivalent jobs; and
- Nineteen (19) activities to assist the homeless were funded through the Continuum of Care.

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED August 15, 2010	Applicant Identifier M-10-UC-12-0215
<input type="checkbox"/> Construction	<input type="checkbox"/> Construction	3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: Palm Beach County Board of County Commissioners		Organizational Unit: Department: Housing and Community Development	
Organizational DUNS: 078470481		Division: Planning Section	
Address: Street: 100 Australian Avenue, Suite 500		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: West Palm Beach		Prefix: Mr	First Name: Edward
County: Palm Beach		Middle Name W	
State: FL		Last Name Lowery	
Zip Code 33406	Suffix:		
Country: United States of America		Email: elowery@pbcgov.org	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 5 9 - 6 0 0 0 7 8 5		Phone Number (give area code) 561-233-3602	Fax Number (give area code) 561-233-3651
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) B. County Government Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investment Partnership Program 1 4 - 2 3 9		9. NAME OF FEDERAL AGENCY: Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Palm Beach County, FL (Countywide)		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Countywide Second Mortgage for First-time Homebuyers Program, CHDO activities, CHDO operating expenses, and HOME Program Administration.	
13. PROPOSED PROJECT Start Date: 10/01/2010		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 16, 19, 22, 23	
Ending Date: 09/30/2011		b. Project 16, 19, 22, 23	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 2,777,679 ⁰⁰	a. Yes. <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: August 2, 2010	
b. Applicant	\$. ⁰⁰	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$. ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$. ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$. ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$. ⁰⁰		
g. TOTAL	\$ 2,777,679 ⁰⁰		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr	First Name Burt	Middle Name	
Last Name Aaronson		Suffix	
b. Title Chair, Palm Beach County Board of County Commissioners		c. Telephone Number (give area code) 561-233-3602	
d. Signature of Authorized Representative		e. Date Signed JUL 20 2010	

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED August 15, 2010	Applicant Identifier S-10-UC-12-0016
	3. DATE RECEIVED BY STATE		State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: Palm Beach County Board of County Commissioners	Organizational Unit: Department: Housing and Community Development
Organizational DUNS: 078470481	Division: Planning Section
Address: Street: 100 Australian Avenue, Suite 500	Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Mr First Name: Edward
City: West Palm Beach	Middle Name W
County: Palm Beach	Last Name Lowery
State: FL Zip Code 33406	Suffix:
Country: United States of America	Email: elowery@pbcgov.org

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

59-6000785

Phone Number (give area code) 561-233-3602	Fax Number (give area code) 561-233-3651
---	---

8. TYPE OF APPLICATION:

New Continuation Revision
 If Revision, enter appropriate letter(s) in box(es)
 (See back of form for description of letters.)

Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)

B. County Government

Other (specify)

9. NAME OF FEDERAL AGENCY:
 Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:

14-231

TITLE (Name of Program):
 Emergency Shelter Grant

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
 Provision of services to the homeless and those at risk of becoming homeless. Activities to include operation and maintenance of emergency shelters/transitional housing and homeless prevention.

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):
 Palm Beach County, FL (Countywide)

13. PROPOSED PROJECT

Start Date: 10/01/2010	Ending Date: 09/30/2011
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14. CONGRESSIONAL DISTRICTS OF:

a. Applicant 16, 19, 22, 23	b. Project 16, 19, 22, 23
--------------------------------	------------------------------

15. ESTIMATED FUNDING:

a. Federal	\$	299,384.00
b. Applicant	\$	.00
c. State	\$	.00
d. Local	\$	.00
e. Other	\$	.00
f. Program Income	\$	.00
g. TOTAL	\$	299,384.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE: August 2, 2010

b. No. PROGRAM IS NOT COVERED BY E. O. 12372

OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

Yes If "Yes" attach an explanation. No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Mr	First Name Burt	Middle Name
Last Name Aaronson		Suffix
b. Title Chair, Palm Beach County Board of County Commissioners		c. Telephone Number (give area code) 561-233-3602
d. Signature of Authorized Representative		e. Date Signed JUL 20 2010

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED August 15, 2010	Applicant Identifier B-10-UC-12-0004
<input checked="" type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input type="checkbox"/> Non-Construction			

5. APPLICANT INFORMATION

Legal Name: Palm Beach County Board of County Commissioners	Organizational Unit: Department: Housing and Community Development
Organizational DUNS: 078470481	Division: Planning Section
Address: Street: 100 Australian Avenue, Suite 500	Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Mr First Name: Edward
City: West Palm Beach	Middle Name W
County: Palm Beach	Last Name Lowery
State: FL	Zip Code 33406
Country: United States of America	Suffix:
	Email: elowery@pbcgov.org

6. EMPLOYER IDENTIFICATION NUMBER (EIN):
59-6000785

Phone Number (give area code) 561-233-3602	Fax Number (give area code) 561-233-3651
---	---

8. TYPE OF APPLICATION:
 New Continuation Revision
If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)
Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)
B. County Government
Other (specify)

9. NAME OF FEDERAL AGENCY:
Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:
14-218
TITLE (Name of Program):
Community Development Block Grant

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
Palm Beach County's CDBG Program activities include public facilities, infrastructure, public services, housing rehabilitation, demolition, acquisition of real property, fair housing activities, economic development activities, and program administration.

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):
Palm Beach County, FL (Countywide)

13. PROPOSED PROJECT
Start Date: 10/01/2010 Ending Date: 09/30/2011

14. CONGRESSIONAL DISTRICTS OF:
a. Applicant 16, 19, 22, 23 b. Project 16, 19, 22, 23

15. ESTIMATED FUNDING:

a. Federal	\$	7,351,246 ⁰⁰
b. Applicant	\$	⁰⁰
c. State	\$	⁰⁰
d. Local	\$	⁰⁰
e. Other	\$	⁰⁰
f. Program Income	\$	150,000 ⁰⁰
g. TOTAL	\$	7,501,246 ⁰⁰

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Yes. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
DATE: August 2, 2010
b. No. PROGRAM IS NOT COVERED BY E. O. 12372
 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
 Yes If "Yes" attach an explanation. No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Mr	First Name Burt	Middle Name
Last Name Aaronson		Suffix
b. Title Chair, Palm Beach County Board of County Commissioners		c. Telephone Number (give area code) 561-233-3602
d. Signature of Authorized Representative		e. Date Signed JUL 20 2010

C. Citizen Participation 91.220(b)

1. Summary of the Citizen Participation Process

Palm Beach County's Citizen Participation Plan acts as a catalyst and planning instrument to encourage as well as provide a medium for public participation in community development related activities throughout the jurisdiction. Efforts to obtain input directly from interested and/or concerned citizens who live and work in the areas targeted to receive funding make up vital components of the planning process.

The Citizen Participation Plan provides citizens the opportunity to comment before, during, and after the preparation of the Action Plan and when proposing to amend the same. Palm Beach County established a notification, selection, and evaluation process for each program. Additionally, Palm Beach County has established a planning process for the preparation of the Action Plan, which starts a year in advance during October.

As part of the planning process and citizen participation requirements mentioned above, Palm Beach County initiated the planning phase for the 2010-2011 Action Plan, in October 2009. A Notice of Funding Availability (NOFA) for the CDBG and ESG Program inviting all interested parties to apply for CDBG and ESGP funding and a Notice of Regional Meetings was published in a local newspaper and on HCD's website on November 8, 2009. The Notice included the purpose, place, date, and time of the meetings. Two (2) Regional Meetings were held in December 2009 on the 2nd and 3rd for the Eastern County and Western County respectively. The purpose of the meetings was to discuss the CDBG, HOME, and ESG Programs, to provide technical assistance, to receive input from the community concerning housing and non-housing needs that should be considered in the preparation of the Action Plan, and to review program performance. HCD's Planning Section also provided CDBG & ESGP technical assistance to all agencies, municipalities, and groups that requested such assistance during the application process. Staff was available to participate in any public meetings held by the municipalities. Staff presented the results of their stage I application reviews at a public meeting held on April 21, 2010 at the Governmental Center located at 301 North Olive Avenue, STE 704, West Palm Beach, FL and that continued on April 22nd & 23rd at HCD offices located at 100 Australian Ave, STE 500, West Palm Beach, FL. Funding recommendations were discussed at a public meeting held on April 6, 2010 by Edward Lowery, HCD Director and Shannon LaRocque, Assistant County Administrator, which was located at the McEaddy Conference Room, 301 North Olive Avenue, West Palm Beach, FL. A notice of the meeting was published in the Palm Beach Post on May 1, 2010 advising of the CDBG funding recommendation meeting.

The Draft Action Plan was made available to the public on June 18, 2010 through a posting on HCD's website. A summary of the Draft Action Plan was published in the local Palm Beach Post newspaper on June 20, 2010, and advised of two public hearings on July 1st and July 20th, 2010. As required by regulations, a 30-day comment period was provided before the BCC Public Hearing.

2. Summary of Citizen Comments or Views on the Plan

This Section summarizes the steps taken to facilitate public input, a summary of the public input received, and the actions taken to address comments.

Pursuant to the Citizen Participation Plan, Palm Beach County Housing and Community Development (HCD) scheduled two (2) meetings to receive input from the public and any interested agencies or organizations during the preparation of the Action Plan. In addition, HCD scheduled three (3) Emergency Shelter Grant Program (ESGP) Advisory Board meetings to discuss the ESGP applications and recommend funding. All applicants and municipalities participating in the Urban County Qualification Program were informed of the meetings via correspondence. The public was informed via newspaper advertisements and notices posted on HCD's website.

Eastern County Regional Meeting

Date: Wednesday, December 2, 2009

Time: 10:00 a.m.

Place: 100 Australian Avenue, Suite 4-790
West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was to discuss the CDBG, ESG, and HOME Program Planning and Application process and to receive input from the community concerning housing and non-housing (community development) needs that should be considered for the preparation of the County's Action Plan. An introduction to the requirements of the Five Year Consolidated Plan was described. The County's program performance with respect to the CDBG, ESG, and HOME Programs was also reviewed.

Public Input Received:

- Christina Hewitt of Neighborhood Renaissance asked how subrecipients of the HOME Program should apply for assistance.
- Gibbie Nauman of The Lords Place asked staff to clarify invoicing requirements for ESG Program funding under the operation and maintenance category.
- Ms. Hewitt asked if certification by Non-Profits First was required.
- Scott Kline of The Village of Wellington asked how to apply jointly with a public service entity.
- Ms. Nauman asked how to document beneficiaries under the 51% Countywide requirement.

Actions Taken to Address Comments:

- Staff responded that either HCD or non-profit agencies can accept applicants for the First Time Homebuyers Program, but the benefits of working with a non-profit agency include homebuyer education and counseling services.
- Staff responded that ESGP invoices for expenditures under the operations and maintenance category should be accompanied by proof of services rendered to the subrecipient, such as a receipt or bill.
- Staff responded that the BCC modified the requirement to be certified by Non-Profits First and it is no longer required.
- Staff responded that joint applicants should apply with the primary organization, such as the Village of Wellington, as the applicant and the partner organization as the joint applicant.
- Staff responded that to comply with HUD's 51% area benefit criterion administrative records must be maintained documenting the homeless status of beneficiaries.

Western County Regional Meeting

Date: Thursday, December 3, 2010

Time: 2:00 p.m.

Place: Belle Glade City Hall
110 Dr. Martin Luther King, Jr. Blvd.
Belle Glade, FL 33430

Purpose:

The purpose of this meeting was to discuss the CDBG, ESG, and HOME Program Planning and Application process and to receive input from the community concerning housing and non-housing (community development) needs that should be considered for the preparation of the County's Action Plan. An introduction to the requirements of the Five Year Consolidated Plan was described. The County's program performance with respect to the CDBG, ESG, and HOME Programs was also reviewed.

Public Input Received:

- Barbara Belle-Spence of the City of Pahokee asked about the availability of SHIP funds for FY 2010-2011.
- Roswell Harrington of Pahokee Food Pantry commented on the lack of grant programs that allow the purchase of mobile homes.
- Mr. Harrington asked how any potential conflicts of interest are resolved regarding ESGP Advisory Board members.
- Joe Glucksman of Quiet Waters asked if the Glades Region would receive a special allocation of ESG funds for FY 2010-11.
- Mr. Harrington asked about CDBG Program eligibility to operate a food pantry.
- Ms. Belle-Spence asked about CDBG Program eligibility to purchase a facility and its primary use.
- Mr. Harrington asked when applicants are notified of funding recommendations.

- Mr. Glucksman asked if applicants should specify the target area served in their application.
- Mr. Glucksman asked about general application evaluation criteria for new applicants versus applicants previously funded.

Actions taken to address comments:

- Staff stated that the State did not fund the SHIP program during FY 2009-2010 and it appears unlikely to be received in FY 2010-2011.
- Staff responded that conflict of interest relating to Board members are always referred to the County attorney for evaluation and or documentation.
- Staff responded that there is no special allocation of ESG funds for the Glades Region.
- Staff responded that eligibility requirements to operate a food pantry require beneficiaries to be of low and moderate income and provided services Countywide.
- Staff responded that CDBG eligibility criteria to purchase a facility require that the structure's use is consistent with HUD regulations.
- Staff responded that application eligibility letters are mailed around March and funding recommendation letters are mailed around late May.
- Staff responded that applicants should not identify the target area they propose to serve, as HCD's application review will make that determination.
- Staff responded that HCD evaluates new applicants with emphasis on their capability to implement a project, whereas evaluation of a previously funded applicant emphasizes past performance in addition to capability.

CDBG Staff Meeting for FY 2010-2011 CDBG Applications

Date: Wednesday, April 21, 2010

Time: 8:00 a.m.

Place: PBC Governmental Center
301 North Olive Avenue
West Palm Beach, Florida 33401

Date: April 22nd and 23rd, 2010

Time: 8:00 a.m. to 5:00 p.m.

Place: 100 Australian Ave, STE 500
West Palm Beach, Florida 33406

Purpose:

The purpose of the meeting was to present stage I application reviews for FY 2010-2011 CDBG applications.

Public Input Received:

- Matt Constantine of Adopt-A-Family stated the case manager position is for the Project SAFE program and CDBG funding is critical.
- Cindy LaCourse-Blum of Community Land Trust thanked staff for continued support. Funding from the SHIP and NSP Program were not secured for purchase assistance funding. Requested CDBG funds are the only source of funding received by the agency.
- Shane Weaver of Legal Aid Society of Palm Beach County stated the agency will continue to carry out its foreclosure defense program and expand new components to assist landlord/tenant disputes.

Actions taken to address comments:

Staff recorded the comments for public record and provided to the HCD Director and Assistant County Administrator for their review prior to funding recommendations.

CDBG Funding Recommendation Meeting

Date: Thursday, May 6, 2010

Time: 8:00 a.m.

Place: PBC Governmental Center, McEaddy Conference Room
301 North Olive Avenue
West Palm Beach, Florida 33401

Purpose:

The purpose of the meeting was to develop CDBG funding recommendation for FY 2010-2011 funds.

Public Input Received:

- Christine Campell of The City of Lake Worth thanked staff for their funding recommendation.
- Eric Redman of The City of Pahokee thanked staff for their funding recommendation.
- Tom Lanahan of The City of Greenacres inquired about the city's current entitlement amount compared to prior fiscal years.

Actions taken to address comments:

- Staff responded to Mr. Lanahan that the percentage of funds received by the city has remained the same as prior years, but the amount of available CDBG funds has been reduced.

Public Hearing

Date: Thursday, July 1, 2010

Place: Clayton Hutcheson Agricultural Center
531 North Military Trail
West Palm Beach, FL 33415-1311

Purpose:

The purpose of the Public Hearing was to present the Palm Beach County Draft Action Plan for FY 2010-2011 and Draft Five Year Consolidated Plan 2010-2015 to the members of the public and solicit their comments. The Hearing concluded the series of meetings held by HCD to inform the public of the planning process, the components of those plans, explain the CDBG, ESG and HOME Programs, and obtain public input as it relates to the Plans. Questions received at this hearing were related to the amount of funding HCD will receive to implement the goals of the Five Year Plan. Questions were also received about program income.

Public Input Received:

- Diana Stanley, The Lords Place, asked if the amount listed in the Plan to fund HCD programs was for the entire 2010-15 five-year period. She also inquired about the source of funds that comprised the total amount.
- Diana Stanley, The Lords Place, requested to be informed as to how the Home Program Second Mortgage Subsidy Program operates and how program income is generally earned by HCD.

Actions taken to address comments:

- Mr. Clarke responded that the amount of expected resources was for the entire five-year period. The available funds include sources received by the County, specifically CDBG, ESG and HOME.
- Mr. Serrano stated that under the HOME Second Mortgage Subsidy Program assistance is provided to eligible first-time homebuyers directly by HCD or through CHDO's. In addition, Mr. Serrano stated that program income is received through the administration of the Countywide Rehabilitation Program whereby eligible low- and moderate- income owner occupied households receive free assistance as long as the owner remains in the house for a period of time. If this condition is violated that loan is to be repaid in full, which constitutes program income.

Board of County Commissioners (BCC) Public Hearing

Date: Tuesday, July 20, 2010

Place: Governmental Center, 6th Floor Commission Chambers
301 North Olive Avenue
West Palm Beach, Florida 33401

Purpose:

The purpose of this meeting was to obtain Board of County Commissioners' approval of the Five Year Consolidated Plan 2010-15 and the FY 2010-11 Action Plan, and obtain public comments. No comments were received at this hearing and the Plans were approved by the BCC.

Public Input Received:

No comments were received.

Actions taken to address comments:

N/A

Emergency Shelter Grant (ESG) Advisory Board Meetings

First Meeting

Date: Thursday, April 8, 2010

Time: 1:00 p.m.

Place: PBC Housing and Community Development
100 Australian Avenue, Suite 500
West Palm Beach, Florida 33406

Purpose:

The purpose of this ESG Advisory Board Meeting was to organize the Board, provide Sunshine Law and PBC Ethics training, elect Board officers, establish a schedule for the Advisory Board activities, and provide updates regarding matters of the prior fiscal year, including FY 2008-2009 ESG Program accomplishments.

Public Input Received:

- Pam O'Brien of Aid to Victims of Domestic Abuse stated that the agency responded to HCD's request to apply for unspent ESG funds that remained from FY 2008-2009.

Actions Taken to Address Comments:

The ESG Advisory Board considered all input received and adequately addressed each respondent.

Second Meeting

Date: Thursday, April 15, 2010

Time: 2:00 p.m.

Place: PBC Housing and Community Development
100 Australian Avenue, Suite 500
West Palm Beach, Florida 33406

Purpose:

The purpose of this meeting was to review ESG funding criteria, to discuss ESG applications submitted for funding, and to provide an opportunity for all ESGP applicants to present their application and answer questions regarding their proposals. A schedule of site visits to the various agencies was also established.

Public Input Received:

No members of the public were present. No public input was received.

Actions Taken to Address Comments:

None required.

Third Meeting

Date: Monday, May 03, 2010

Time: 1:00 p.m.

Place: PBC Housing and Community Development
100 Australian Avenue, Suite 500
West Palm Beach, Florida 33406

Purpose:

The purpose of this meeting was to enable the Advisory Board to make funding recommendations for the ESG funding cycle for FY 2010-2011.

Public Input Received:

No members of the public were present. No public input was received.

Actions Taken to Address Comments:

None required.

3. Explanation of comments not accepted

All comments received, both oral and written, were accepted by HCD.

D. RESOURCES 91.220(c)(1) AND (c)(2)

1. Federal, state, and local resources expected to be made available

This section identifies the Federal and Non-Federal Resources reasonably expected to be made available during FY 2010-2011 to address the priority needs identified in the Five Year Consolidated Plan. A breakdown of such funds is outlined in Tables D-1 through D-8.

1. Formula Grants

HCD expects to receive federal funds during FY 2010-11 under the following three (3) Entitlement Grant Programs: Community Development Block Grant (CDBG) in the amount of \$7,351,246; Emergency Shelter Grant Program (ESGP) in the amount of \$299,384; and Home Investment Partnership (HOME) in the amount of \$2,777,679. These Entitlement Grants are allocated by the U.S. Department of Housing and Urban Development (HUD) on a formula basis to each eligible entitlement jurisdiction. Total funding sources in the amount of \$10,428,309 are reasonably expected to be received during FY 2010-11, with program income projected at \$150,000.

a. Community Development Block Grant

The CDBG program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; **42 U.S.C.-5301** et seq.

Palm Beach County must submit yearly to the U.S. Department of Housing and Urban Development (HUD) the Action Plan (AP), which includes, among other things, the County's Community Development Block Grant Program (CDBG) application. This application lists and describes the proposed activities with their suggested level of funding.

To arrive at its funding suggestions for the CDBG program, HCD staff uses a Local Entitlement Methodology to ensure a fair distribution of available CDBG funds among participating jurisdictions and other agencies requesting CDBG funds. Under this methodology, funds are set aside to address HCD's On-going Housing Rehabilitation Program, HCD's Demolition & Clearance Program, Public Service Activities, Project Implementation Costs, Program Administration Costs, the Economic Development Set Aside Program, and Contingency. Remaining funds are distributed among the qualifying municipalities and the Unincorporated Area. CDBG allocations vary annually. For 2010, \$7,351,246 was received for the Palm Beach County CDBG Program Jurisdiction. This figure formed the basis for the calculation of local municipal CDBG entitlements found within this Action Plan. Proportionate shares (contribution percentages) are provided by HUD. Anticipated program income of \$150,000 will be allocated to the Countywide Housing Rehabilitation Program. More detailed description of the County's CDBG Program and the Local Entitlement methodology can be found in Appendix I.

b. Emergency Shelter Grant Program

The objectives of the Emergency Shelter Grant program are to increase the number of quality emergency shelters and transitional housing facilities, to operate these facilities and provide essential services, and to help prevent homelessness. Specifically, the program provides homeless persons with basic shelter and support services, and short term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. Designed as the first step in a continuum of assistance to prevent homelessness and to enable the homeless population to move steadily toward independent living, the ESG program is a formula funded program that uses the CDBG formula as the basis for allocating funds to eligible jurisdictions. Grantees must match the ESG funds dollar for dollar from locally generated resources. This match may also be provided by the recipient agency; other federal, state and local grants; and from in-kind contributions.

Palm Beach County has been allocated \$299,384 from U.S. HUD through an entitlement formula under the ESG Program for FY 2010-2011. Palm Beach County's ESG Program focuses on assisting non-profit service-provider agencies with funds for operations and maintenance of emergency shelters and transitional housing, for essential services to the homeless, and for homeless prevention activities, as defined by ESGP regulations. Due to the small amount of funds received from HUD, HCD does not award ESGP funds for payment of agency staff salaries, provision of essential services for the homeless, or for the renovation, major rehabilitation, or conversion of structures, although they are eligible activities.

An amount of \$14,969 (representing 5% of the county's total allocation) will be reserved to cover some of the HCD staff cost for administering the program. Subrecipient agencies provide services countywide to individuals and families who are homeless (or chronic homeless), or are at risk of becoming homeless. Served within these broad categories are sub-populations identified and/or prioritized by the County or by the Continuum of Care process. In order to equitably, impartially and efficiently distribute ESGP funds, Palm Beach County established an independent Advisory Board to make funding recommendations. The recommendations are subject to approval by the Board of County Commissioners (BCC) through ratification of the Action Plan. The required 100% local match will be provided by the ESGP-funded agencies.

c. Home Investment Partnership (HOME)

The HOME Program was created by the 1990 Cranston-Gonzalez National Affordable Housing Act. The purpose of this program is to allocate funds to eligible participating jurisdictions (PJs) to strengthen public/private partnerships for the provision of affordable housing opportunities for low and very low income households. In Palm Beach County, the HOME Program is administered by the Department of Housing and Community Development.

A sum of \$2,777,679 has been allocated to Palm Beach County as an entitlement under the HOME Program for FY 2010-2011. The Federal regulations which govern the implementation of the HOME Program require that at least 10% of HOME Program allocation be spent on program administration and planning and on activities and 15% on CHDO administered activities. The specific amounts which will be set-aside by Palm Beach County to fund these eligible costs under the HOME Program are outlined as follows: Program Administration and Planning: \$277,768 representing 10% of the overall Allocation to Community Housing Development Organizations (CHDOs) to administer HOME program activities; \$416,652 representing 15% of the overall HOME Program Allocation (the regulations require that at least 15% of the grant to be used for activities/projects that are implemented by CHDOs).

The remaining seventy-five percent (75%) of the entitlement \$2,083,259 is not subject to any HUD-mandated set aside and HCD proposes to use these funds as follows: CHDO Operating Expenses: \$138,884 representing 5% of the overall HOME Program allocation (the regulations allows for up to 5% of the grant to be used to fund for CHDO operating expenses), and \$1,944,375 for HCD administered Countywide Second Mortgage Subsidy Program for First-time Homebuyers.

Table D-1 Formula Grants	
Formula Grants	
Source	Amount
Community Development Block Grant (CDBG) Funds for housing, infrastructure, public facilities, public services, economic development, planning, and activity delivery are carried out by HCD, municipalities, non-profit agencies, and businesses. Activities must meet a national objective. Includes \$150,000 in estimated program income.	\$7,351,246
HOME Investment Partnership (HOME) Funds for CHDO-administered activities, HCD-administered countywide 1st-time homebuyer program, CHDO operating expenses, multi-family rental housing, and administration.	\$2,777,679
Emergency Shelter Grants (ESG) Funds to non-profit agencies for the operation and maintenance of emergency shelter and transitional housing, essential services to the homeless, and homeless prevention activities.	\$299,384
Total Formula Grants and Program Income See Table D-2 below.	\$10,428,309

Table D-2 Summary of Formula Grants and Program Income	
Formula Grants (includes reallocated funds)	\$10,428,309
Unprogrammed Prior Year's Income not previously reported	\$0
Surplus Funds	\$0
Return of Grant Funds	\$0
Total Estimated Program Income: - CDBG SF Rehab Loan Repayment	\$150,000
TOTAL	\$10,578,309

2. Other Federal Resources

In addition to the aforementioned Entitlement Grants expected to be received by Palm Beach County on a formula basis during FY 2010-2011, the following agencies are proposing to apply for additional Federal resources under the following Programs:

- Comprehensive Grant (CG) and Capital Fund (CF)
- Public Housing Operating Subsidy
- Rural Development Rental Assistance Program (RDRAP)
- Continuum of Care
- Emergency Food and Shelter Program
- Ryan White Title I
- Neighborhood Stabilization Program 2 (NSP 2)

Table D-3 Other Federal Funds	
Source	Amount
Public Housing Authorities (Comprehensive Grant (CG) and Capital Fund (CF), Public Housing Operating Subsidy, Rural Development Rental Assistance Program (RDRAP) Detailed in Table D-4.	\$11,015,402
Continuum of Care Detailed below	\$4,382,393
Emergency Food and Shelter Program (EFSP) (PBC Division of Human Services) Provision of "other shelter" (motels or halfway houses) for homeless families	\$73,874

Table D-3 Other Federal Funds	
Source	Amount
Ryan White Title I (PBC Community Services Department) Funding for non-profit agencies to provide case management, medical/dental/mental health care, education/outreach, housing, food, transportation, home health care, advocacy, adoption/foster care, emergency assistance, substance abuse treatment/counseling, and legal services for persons with HIV/AIDS. Includes \$619,106 in Minority AIDS Initiative (MAI).	\$9,058,569
Neighborhood Stabilization Program 2 (NSP2) First and Second Mortgages, Residential Redevelopment (acquisition and rehab), Neighborhood Redevelopment	\$50,000,000
Total Other Federal Funds	\$74,530,238
TOTAL FEDERAL RESOURCES	\$84,958,547

a. The Comprehensive Grant Program and the Capital Fund

The Comprehensive Grant Program (CGP) is a competitive grant which can be accessed by public housing developments with less than 250 units and is specifically earmarked for rehabilitation and capital improvements. The Capital Fund (CF) is designed for public housing developments with 250 or more units.

The Comprehensive Grant Program and the Capital Fund were designed to provide Public Housing Authorities with funds to enable them to make physical and managerial improvements that will:

- Correct physical deficiencies in structures;
- Upgrade living conditions of residents; and
- Achieve improved operating efficiency.

Estimate of the total amount of these funds which the housing authorities received for in Fiscal Year 2010-2011 is shown in Table D-4:

Table D-4 Housing Authority Funding Sources FY 2010-2011

Housing Authority	Capital Fund	RDRAP	Other
Pahokee	\$982,459	N/A	Public Housing Operating Subsidy → \$1,741,310
Palm Beach County	\$923,801	N/A	Public Housing Operating Subsidy → \$1,505,878 CDB Drexel Grant → \$45,000 FSS Coordinator Grant → \$76,954
Riviera Beach	N/A	N/A	TBD
Belle Glade	N/A	\$540,000 (USDA, RDRAP)	USDA Repair & Rebuild Funds → \$5,200,000
TOTAL PHA FUNDING			\$11,015,402

The Belle Glade Housing Authority does not receive funding from HUD, and consequently, does not participate in the Capital Fund or the Comprehensive Improvement Assistance Program. Because of its location within a major agricultural area and its specialization in providing affordable housing to farm workers and their families, the Belle Glade Housing Authority is funded by the US Department of Agriculture, Rural Housing Service, through the Rural Development Rental Assistance Program (RDRAP).

Voucher and certificate programs were designed to provide rental assistance to very low income families (at or below 50% of the median income). Voucher/certificate recipients are required to provide the difference between the subsidy and the rental price. The total vouchers/certificates held by housing authority are displayed in Table D-5.

Table D-5 Housing Authorities and Voucher/Certificate Programs

Housing Authority	Type of Vouchers/Certificates	Number of Vouchers & Value
Pahokee	Section 8	76 Vouchers / \$640,308
Palm Beach County	Section 8	2,595 Vouchers / \$18,418,671
	Family Unification Program	205 Vouchers / \$1,659,579
Riviera Beach	N/A	N/A
TOTAL	N/A	2,876 Vouchers/ \$20,718,558

b. Continuum of Care Competitively Awarded Homeless Programs:

The U.S. Department of Housing and Urban Development (HUD) published a Notice of Funding Availability (NOFA) for the 2009 Continuum of Care Homeless Assistance programs. Funds were available under three programs to create community systems for combating homelessness. These programs are Supportive Housing (SHP), Shelter Plus Care (S+C), and Section 8 Moderate Rehabilitation for Single Room Occupancy (SRO) Dwellings for Homeless Individuals.

Eleven agencies (operating 19 projects) were awarded funding through the 2009 SuperNOFA:

Table D-6 Continuum of Care Competitively Awarded Homeless Programs		
Agency	Project	Funding
211 Palm Beach Treasure Coast/HMIS	SHP	\$134,441
211 Palm Beach Treasure Coast/HMIS(2)	SHP	\$20,636
Adopt-A-Family/Bridges to Success	SHP	\$207,038
Adopt-A-Family/Project Safe II	SHP	\$207,811
Aid to Victims of Domestic Violence/Casa Vegso	SHP	\$106,540
Children's Home Society/Transitions Home	SHP	\$129,156
Gulfstream Goodwill/Project Succeed 4	SHP	\$607,322
Gulfstream Goodwill/Project Succeed 1	SHP	\$184,029
Gulfstream Goodwill/Project Succeed II	SHP	\$198,867
Housing Partnership/Recovery Village Plus	SHP	\$62,587
Oakwood Center/Haven House	SHP	\$386,104
Oakwood Center/Project Home III	SHP	\$137,615
Palm Beach Co. Human Services/Flagler Project	S+C	\$197,280
Palm Beach Co. Human Services/Project SUCCESS	SHP	\$442,158
Project Northside	S+C	\$431,520
The Lord's Place/Joshua House	SHP	\$182,984
The Lord's Place/Project Family Care	SHP	\$283,023
The Salvation Army/ The Center of Hope	SHP	\$233,735
YWCA/Harmony House West	SHP	\$229,547
Total:		\$4,382,393

A total of 21 projects were submitted as part of the County's application to the 2010 Continuum of Care Homeless Assistance programs totaling \$4,710,280. At the time of publication of this document, HUD had not announced 2010 funding awards.

3. Non Federal Resources

Table D-7 Non-Federal Resources	
Source	Amount
Financially Assisted Agencies (FAA) (PBC Department of Community Services) 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 for women, children, and families, and human service programs supportive of the Health and Human Services Element of the Comprehensive Plan. Funding amount will not be final until after public budget hearings in July, 2010.	TBD
Palm Beach County Housing Finance Authority Homeownership assistance for individuals through the sale of tax free revenue bonds and low-interest mortgages for development of multi-family rental projects.	\$28,000,000
TOTAL NON-FEDERAL RESOURCES	\$28,000,000
GRAND TOTAL	\$63,286,434

Matching and Leveraging

The regulations governing the HOME, ESG, and Continuum of Care Programs have made it mandatory to contribute a matching amount of funds as part of the expenditure of funds. Table GQ-8 summarizes proposed matching contributions for FY 2010-11.

Table D-8 Matching Funds		
Program	Type of Match	Amount
HOME	Palm Beach County match	\$595,084
ESG	Cash or in-kind from subrecipients	\$299,384
Continuum of Care	Cash match from recipients	TBD
Total		\$894,468

For FY 2010-11, an estimated \$3,126,420 in private sector mortgages will be leveraged under the HOME program.

Other County Funding

EFSP: The Palm Beach County Division of Human Services is awarded Emergency Food and Shelter Program funds annually. The grant runs on a calendar year. The Division expects to receive \$73,874 for “other shelter” and \$53,944 for rent/mortgage assistance. “Other shelter” includes placing single adults, both males and females, in emergency shelter. The Division pays \$24 a day for each individual to stay in selected halfway houses throughout the county for up to one month. The Division will be able to provide assistance for 3,078 nights of shelter and assist a minimum of 53 households with up to \$1,000 each in rent/mortgage assistance.

DCF Homeless Prevention: The Palm Beach County Division of Human Services was not awarded a Homeless Prevention Grant for 2010-2011 from the Florida Department of Children and Families.

Ryan White Part A: The PBC Department of Community Services administers Ryan White Part A. Services are provided through agreements or contracts with agencies who serve the HIV/AIDS community. Provided services consist of medical case management, outpatient medical and dental care, treatment education/outreach, food bank, home delivered meals, medical transportation, home health care, legal services, mental health therapy/counseling, emergency assistance, substance abuse treatment/counseling, specialty outpatient, labs and pharmacy. The grant year is March 1st to February 28th. The Department received \$9,058,569 for program year 2010-2011, including \$619,106 in MAI (Minority AIDS Initiative) funding.

Low-income Housing Tax Credit: The Housing Credit (HC) program provides for-profit and nonprofit developers with a dollar-for-dollar reduction in federal tax liability in exchange for the development of affordable rental housing. Annually, the U.S. Department of Treasury allocates tax credit to each state. Each state designates an agency (usually the housing finance agency) to administer the tax credit program. In Florida, the program is administered by Florida Housing Finance Corporation. The state allocates tax credits to qualified projects through a statewide competitive application process; therefore, one cannot project the amount of low-income housing tax credit funding that will be allocated to projects within Palm Beach County.

Support of Federal Applications by other Entities

In an effort to expand the strategy of employing federal funds to address specific needs and objectives identified in the Five Year Consolidated Plan, Palm Beach County will support applications for assistance by other public, private, and non-profit entities within the jurisdiction of Palm Beach County. HCD will provide Certifications of Consistency with the Consolidated Plan pursuant to 24 CFR 91.510.

2. Federal Resources Expected to be Received Under ARRA and HERA

The tables below identify funding received by Palm Beach County whose uses specifically address a priority need which is identified in the Consolidated Plan. Specifically, an amount of \$99,389,909 from 12 programs funded under ARRA or ARRA have objectives which addresses a priority need that is identified in the Plan.

ARRA and HERA Funding Received by HCD that are Used to Address Identified Priority Needs

Grant Title	Amount received	Priority Need Addressed By Activity	Priority Ranking
Community Development Block Grant- Recovery	\$1,846,758	Provision of Economic Development services to businesses to ensure there viability during the current economic climate.	M
		Provision of direct assistance to homeowners facing foreclosure.	H
		Drainage Improvements in L/M Income Areas	H
		Water System Improvements in the Glades	H
		Infrastructure to support construction of Transitional/Shelter Public Facility	H
Homeless Prevention & Rapid Re-housing Program	\$2,823,871	Re-housing of homeless persons through payment of rent and other costs and provision of support service to expedite self sufficiency.	H
		Homeless Prevention by provision of rental assistance, utility assistance.	H
Neighborhood Stabilization Program 1	\$27,700,340	Acquisition of homeownership housing unit for persons with income at or below 50% of the AMI.	H
		Acquisition of homeownership housing units for persons with incomes at or below 80% of the AMI	H,M
		Acquisition of rental housing unit for persons with income at or below 50% of the AMI.	H
		Acquisition of rental housing unit for persons with income at or below 80% of the AMI.	H,M

Grant Title	Amount received	Priority Need Addressed By Activity	Priority Ranking
		Acquisition and redevelopment of a facility to be used as a homeless resource center. Facility also contains 60 beds and will allow stay for up to 30 days.	H
Neighborhood Stabilization Program 2	\$50,000,000	Acquisition of homeownership housing unit for persons with income at or below 50% of the AMI.	H
		Acquisition of rental housing unit for persons with income at or below 50% of the AMI.	H
		Construction of rental housing unit for persons with income at or below 50% of the AMI.	H
		Construction of rental housing unit for persons who were formerly homeless.	H
Head Start 2009 ARRA COLA and Quality Improvement Funding	\$1,064,868	Early childhood education (child care) to low income children ages 3-5	H
City of Pahokee Inflow & Infiltration Program	\$4,901,132	Water and sewer improvements to the Glades area which is overwhelming low and moderate income.	H
OAA Title III C1 & C2 Nutrition Services	\$279,499	Providing services to the elderly. (Provision of home delivered and congregate meals).	H
Energy Efficiency and Conservation Block Grant	\$6,587,600	This grant promotes Energy Efficiency Retrofits, Energy Distribution, and Renewable Energy Technologies government owned public facilities	M
		Creation of jobs	H
South Bay Wastewater Infrastructure Improvements	\$585,367	Water and sewer improvements to the Glades area which is overwhelming low and moderate income	H
Community Service Block Grant	\$1,461,906	Provide job training and wrap around services to persons with incomes at 200% and below of the federal poverty level. To date some 150 persons have been placed in jobs and a number is still in training.	H

Grant Title	Amount received	Priority Need Addressed By Activity	Priority Ranking
Head Start Expansion	\$924,226	Providing early childhood education (child care) to low income children ages 3to 5.	H
Early Head Start Expansion	\$1,214,364	Providing early childhood programs to children up to 3years whose parent are low-income.	H
TOTAL	\$99,389,909		

Use of NSP Funds to Address Priority Needs

Some of HCD’s current and proposed uses of funds to be made available under the NSP1 and NSP 2 Programs do serve to address an identified priority need.

Under NSP1, where the County received an award of \$27,700,340, funds are being expended on the following priority needs:

- \$7,500,000 is earmarked for acquisition and rehabilitation of a vacant facility which will be used as a Homeless Resource Center. Provision of Homeless Facilities is assigned a High Priority in the Plan and Homeless Activity is also assigned a High Priority.
- Under the First Mortgage Loan program, a sum of \$5.14 million was assigned for provision of first and second mortgages for acquisition of housing units by persons with incomes at or below 50% of the AMI. This is assigned a High Priority in the Plan.
- Under the First Mortgage program, a sum of \$7.71 million was assigned for the provision of first and second mortgages for acquisition and rehabilitation of housing units by households with incomes between 51% and 120% of the AMI. Those falling in the 51%-80% of AMI income range were assigned a High Priority.
- Under the Residential Redevelopment Program, funding of \$2.0 million was made available for the acquisition of rental and homeownership units to be occupied by households with incomes at or below 50% of the AMI. Rental units, for this income group, were assigned a High Priority under the Plan and homeownership units a High Priority.
- Under the Residential Redevelopment Program, funding of \$3.0 million was made available for the acquisition of rental and homeownership units to be occupied by households with incomes between 51% and 120% of the AMI. Rental units, for this income group, were assigned a Medium Priority under the Plan and homeownership units Priorities of High, Medium and Medium, or small related households, large related households and elderly households respectively.

Under NSP2, where the County received an award of \$50,000,000 funds are being expended on the following priority needs:

- Under the 2nd Mortgage Loan Program, a sum of \$2.29 million was set aside for acquisition of single-family homes by first-time homebuyers with incomes at or below 50% of the AMI. This meets a High Priority under the Plan.
- Under the 2nd Mortgage Loan Program, a sum of \$6.86 million was set aside for acquisition of single-family homes by first-time homebuyers with incomes between 51% and 120% of the AMI. This was assigned both a High and a Medium Priority depending on if the beneficiary was a small related household or a large related household..
- Under the Residential Redevelopment Program, a sum of \$10,065,000 will be used to purchase and rehabilitate homeownership and rental housing units which will be sold/leased to households with incomes at or below 50% of AMI. Homeowners under this income groups are assigned a High Priority and renters a High Priority.
- Under the Residential Redevelopment Program, a sum of \$10,065,000 will be used to purchase and rehabilitate homeownership and rental housing units which will be sold/leased to households with incomes between 51% and 80% of the AMI. Homeowners classified as small related households under this income groups are assigned a High Priority. Those classified as large related households are assigned a Medium Priority. Renters are assigned a Medium Priority.
- Under the Neighborhood Redevelopment Program a sum of \$16.47 million will be assigned to redevelop vacant properties as affordable rental units. At least \$9.06 million will be used to benefit households whose incomes do not exceed 50% of the AMI, and \$2.26 of this amount will be used to benefit households with incomes of 30% or less of the AMI. Renters with incomes at up to 50% of the AMI are assigned a High Priority. Renters with incomes up to 30% of the AMI are also assigned a High Priority.
- Under the Neighborhood Redevelopment Program a sum of \$7.41 million will be used to benefit renter households whose incomes is between 51% and 120% of the AMI. Renters in this income group are assigned a Medium Priority.

Coordination of CPD Funding with Department of Energy's Efficiency and Conservation Block Grant

The Energy Efficiency and Conservation Block Grant is being administered by Palm Beach County Office of Economic Development (EDO) while the CPD funds (namely, CDBG, ESGP and HOME) are, with the exception of 10 % of the CDBG annual entitlement, are administered by Palm Beach County Department of Housing and Community Development (HCD). Despite this, there is some degree of coordination between the CPD funding administered by HCD and the Energy Department's funding administered by EDO. First, within the context of the

County's organizational Structure, both EDO and HCD are overseen by the same Assistant County Administrator who always strives to utilize the resources of each department to complement each other. In terms of implementation, both the CPD funds and the Energy Efficiency and Conservation Block Grant are focused on improving public facilities and on creating/retaining jobs.

3. Leveraging of federal funds from private and non-federal public sources, and matching requirements of the HUD programs.

Leveraging is used to assist with the financing of affordable housing and community development activities in Palm Beach County and acts as a way to stretch federal funds and promote partnerships between the public and private sectors. According to the United States General Accountability Office, leveraging is either mandatory under programs that require program dollars be matched with other funds or required because program dollars are limited and participating communities or other recipients need to seek additional funds.

In the case of the HOME Program, leveraging is used to require that prospective homebuyers obtain first mortgages from private financial institutions, and then uses program funds as a second mortgage to assist a prospective homebuyer with the purchase of a home. For FY 2010-2011, it is estimated that \$3,126,420 in private sector mortgages will be leveraged under the HOME Program. It is also required under the HOME Program that twenty-five percent (25%) of a community's annual HOME Program allocation be matched with other non-federal funds. For FY 2010-2011, HCD will satisfy the match requirement by using unobligated program income in the amount of \$595,084 from the Florida State Housing Initiative Partnership (SHIP) to meet the program requirement under the HOME Program.

Under the Emergency Shelter Grant Program (ESG), sub-recipients under the program are required to match the amount allocated toward their activities over the course of the fiscal year. For FY 2010-2011, sub-recipients will make cash or in-kind contributions totaling \$299,384 in the amount of funding allocated to each agency under the ESG Program.

Under the Neighborhood Stabilization Program #2, funding in the amount of \$9,150,000 was allocated under a second mortgage program to assist an estimated 143 eligible homebuyers, to purchase foreclosed and vacant residential housing units within the Urban Redevelopment Area of Palm Beach County. This funding amount was leveraged against \$10,000,000 in tax-exempt single family mortgage revenue bonds issued by the Housing Finance Authority of Palm Beach County to promote first mortgage financing to eligible homebuyers.

Under HUD's Sustainable Communities Planning Grant Program, the agencies that make up the Palm Beach County Continuum of Care Collaborative will be required to provide a cash match toward the amount awarded to the agencies by HUD. For FY 2010-2011, this amount has not yet been determined.

Table LM-1 summarizes proposed private and non-federal sources for leveraging and match contributions

**Table LM-1
Leveraging Resources**

Program	Leveraging Source	Amount
HOME	Private Sector Mortgages	\$3,126,420
HOME	State Funding (SHIP)	\$595,084
ESG	Cash or in-kind match from sub-recipients	\$299,384
NSP-2	Palm Beach County Housing Finance Authority	\$10,000,000
Continuum of Care Collaborative	Cash match	TBD
TOTAL		\$14,020,888

Under the Palm Beach County Community Development Business Loan Program, administered by the Palm Beach County Economic Development Office (EDO), borrowers can obtain financial assistance through the HUD-funded Section 108 Loan Guarantee Program and the Brownfields Economic Development Initiative (BEDI) Grant Program. These programs are designed to create job opportunities for low- to moderate-income individuals through economic development activities. Under the Section 108 Loan Program, borrowers which apply for funding are required to contribute up to 40% or \$1,000,000 (whichever is lower) of the total project cost. For FY 2010-2011, EDO is proposing to process four (4) projects with a total investment of approximately \$1.3M. Table LM-2 identifies the proposed businesses and the amount of investment in the venture:

**LM-2
Community Development Business Loan Program
Proposed Projects**

Projects	Sec. 108 Loan	BEDI Grant	Private Investment	Total Investment
Building 361- Belle Glade	\$86,980	\$43,490	\$86,980	\$217,450
F&T of Belle Glade	\$250,950	-	\$376,427	\$627,377
Circle S Pharmacy – Pahokee	\$180,358	\$90,190	\$180,365	\$450,913
Perez Investments - Pahokee	TBD	TBD	TBD	TBD
TOTAL	\$518,288	\$133,680	\$643,772	\$1,295,740

E. Annual Objectives 91.220(c)(3)

**If not using the CPMP Tool: Complete and submit Table 3A.*

**If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

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

	persons with special needs (including persons with HIV/AIDS) to live in dignity and independence				discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input checked="" type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

4. Provide a summary of specific objectives that will be addressed during the program year.

The Five Year Consolidated Plan (2010-2015) identifies Palm Beach County’s overall housing and community development objectives. The chart above summarizes the categories that will be addressed during FY 2010-2011. Table 3A Supplement shows the specific objectives with objective number, the number of households to be assisted by income under the Housing Objective (persons under the homeless and community development objectives, etc) , the activity description, source and amount of funding, and the outcome category based on Federal Register Notice dated March 7, 2006.

Table 3A Supplement
DRAFT COMPREHENSIVE PERFORMANCE MEASUREMENT
TABLE OF HOUSING AND
COMMUNITY DEVELOPMENT OBJECTIVES
2010-2011

GOAL: DECENT HOUSING – This statutory program goal includes retaining the affordable housing stock; increasing the availability of affordable permanent housing in standard condition low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability; providing affordable housing that is accessible to job opportunities; assisting homeless persons obtain affordable housing; assisting persons at risk of becoming homeless; and increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence.

Obj #	Specific Objectives	Income Group	Performance Indicators		Sources of Funds					Outcome/Objective*
						CDBG	HOME	NSP1	NSP2		Other Specify:
1	RENTAL HOUSING OBJECTIVES		HH to be Assisted	Activity Description						
1.1	Increase the supply of affordable rental housing:									DH-1- Availability/Accessibility of decent housing
	a. Production of new rental units	0-30%								
		31-50%								
		51-80%								
		81-120%								

	b. Acquisition of residential properties to create rental units:	0-30%	4	NSP Acquisition of residential properties for rental: a. Fla Conf Assoc of 7 th Day Adventist: 6 units b. Neighborhood Renaissance: 3 units c. PBC Housing Auth: 4 units d. Riviera Beach HA: 3 units			a. \$272,600				
		31-50%	3					b. \$500,000			
		51-80%	9					c. \$750,000			
		81-120%	0					d. \$500,000			
1.2	Improve the quality of affordable rental housing:										DH-3 Sustainability of decent housing
	a. Rehabilitation of existing rental units	0-30%	109	a. PBC Housing Authority: replacement of fire alarm system	\$52,628						
		31-50%									
		51-80%									
		81-20%									
1.3	Improve access to affordable rental housing:										DH-2- Affordability of decent housing
	a. Rental Assistance	0-30%	321	a. Section 8 housing vouchers; b. Family Unification Program						a. Sec 8: \$952,949 ; b. FUP: \$1,659,579	
		31-50%	17								
		51-80%									
		81-20%									

TOTAL RENTER		463								
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Obj #	Specific Objective	Income Group	Performance Indicators		Sources of Funds					Outcome/Objective*
					CDBG	HOME	NSP1	NSP2	Other Specificy	
2	OWNER HOUSING OBJECTIVES		HH to be Assisted							
2.1	Increase the availability of affordable owner housing a. Production of new owner units			Activity Description						DH-1 Availability/Accessibility of decent housing
		0-30%								
		31-50%								
		51-80-%								
		81-120%								
	b. Acquisition of existing owner units			Acquisition/rehabilitation of existing units for homeownership: a. PBC CLT: 4 units b. Housing Partnership: 6 units c. City of Riviera Beach: 3 units d. Village of Wellington: 6 units						DH-1 Availability/Accessibility of decent housing
		0-30%	1				a. \$800,000			
		31-51%	7				b. \$850,000			
		51-81%	9				c. \$577,400			
		81-120%	2				d. \$750,000			

2.2	Improve the quality of owner housing										DH-3 Sustainability of decent housing
	a. Rehabilitation of existing owner units	0-30%	9	a. CDBG Rehabilitation of Existing Units: 22 b. Town of Jupiter: Water connection assistance:28 c. City of Belle Glade: housing rehab d. City of South Bay: housing rehab e. City of Pahokee: housing rehab	a. \$570,000 (+Prog Inc 200,000) b.\$72,651 c.\$193,865 e \$43,448 f. \$63,800						
		31-50%	23								
		51-80%	46								
81-120%		9									
2.3	Improve access to affordable owner housing										DH-2 Affordability of decent housing
	a. Homeownership Assistance	0-30%	8	a.) HOME Homebuyer assistance to 1 st st time homebuyers: 36 HH b. NSP1 First/Second Mortgage Program: 70 HH c. NSP2 Second Mortgage: 26 HH	a.\$ 2,361,027	b. \$12,845,811	c. 2,290,000				
		31-50%	42								
		51-80%	62								
81-120%		20									

TOTAL OWNER			238						
2.4	Improve access to affordable owner housing for minorities	0-120%	25%	Target programs to assist at least 25% minorities.					DH-1 & DH-2

Obj 3	HOMELESS OBJECTIVES	Income Group	Performance Indicator: Persons	Sources of Funds						Outcome/Objective*
				Activity Description	CDBG	HPRP	ESGP	Supportive Housing	NSP1	
3.1	Increase the number of homeless persons moving into permanent housing	0-80%	a. 135 b. 660 c. 156	a. Adopt A Family: Program to assist homeless obtain permanent housing b. Department of Community Services : financial assistance c. Adopt –A-Family: Housing Relocation and Stabilization d. 211Data Collection and Evaluation	a.\$30,400	b. \$890,526 c. \$1,826,200 d. \$56,477				DH-2 Affordability of decent housing
3.2	Provide services including transitional housing to homeless persons (Reported under Objective 8)	0-80%	a. 720 b. 15 c. 180 d. 32 - 160 e. 80-90	a. NSP Homeless Resource Ctr: Acquisition and Rehabilitation of building to operate a 60-bed facility with supportive service. b. Children’s Home	b. \$76,380 c. \$16,720 d.\$50,667 e. \$61,750		b. \$21,404 c. \$32,712 d. \$30,000 e.\$25,000		a. \$7,500,000	DH-1 Availability/Accessibility of decent housing

				Society: Transitional housing to homeless teen mothers (CDBG & ESGP) c. Salvation Army: transitional housing program for homeless men d. AVDA: victims of domestic abuse shelter e. Children's Place @ Home Safe –homeless children						
3.3	Assist persons at risk of becoming homeless	0-80%	a. 285 b. 564 c. 57 d. 480 e. 1,000	a. Children's Case Management: emergency rent mortgage, and utility payments b. Farmworker Coordinating Council: emergency rent, mortgage, and utility services c. Urban League: emergency rent, mortgage and utilities (ESGP) d. Consumer Credit Counseling AKA CredAbility Housing/credit counseling: e. Urban League: housing counseling (CDBG) (<i>also reported under objective 8</i>)	e. \$60,000		a. \$12,000 b. \$31,118 c. \$10,000 d. a.\$25,000			DH-2 Affordability for the purpose of creating decent affordable housing

3.4	End chronic homelessness	0-80%		Identify chronic homeless population and resources to be tapped. Implement strategy identified in the homeless plan. Shelter operations/ maintenance & rapid re-housing							DH-1
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Obj 4	Special Needs Objectives	Income Group	Performance Indicator: Persons	Sources of Funds						Outcome/Objective*	
				Activity Description	CDBG	HPRP	ESGP	Supportive Housing	Other Specificity		
4.1	Increase range of housing options & related services for persons with special needs	0-80%									DH-1 Availability/Accessibility of decent housing

GOAL: SUITABLE LIVING ENVIRONMENT: This statutory goal includes: improving the safety and livability of neighborhoods of neighborhoods; eliminating blighting influences and the deterioration of property and facilities; increasing access to quality public and private facilities and services; reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restoring and preserving properties of special of special historic, architectural, or aesthetic value; and conserving energy resources and use of renewable energy sources.

bj # 5	COMMUNITY DEVELOPMENT OBJECTIVES	Income Group	Activity Description	Performance Indicators:		Sources of Funds			*Outcome/Objective Codes
				Type	Proposed	CDBG	CDBG-R	Sec 108	
5.1	Improve the community through acquisition/disposition/long term leasing for a public purpose								SL-3 Sustainability for creating a suitable living environment
5.2	Improve the community by eliminating blighting influences		a. CDBG Demolition Program	Number of Structures Demolished:	15	\$200,000			SL-3 Sustainability for creating a suitable living environment
	a. Demolition and Clearance	n/a							
	b. Restore, preserve, document properties of historic, architectural, or aesthetic value								SL-3 Sustainability for creating a suitable living environment

								ment
	c. Fund Non Residential Historic Preservation Project	n/a		Number of Structures Preserved				
	d. Consult with SHPO for eligible residential and non-residential structures, and vacant land.	If not blight than (0-80%)		Number of Properties including vacant land submitted for review	8	n/a		SL-3 & DH-3
6	INFRASTRUCTURE OBJECTIVES							
6.1	Improve quality/increase quantity of public improvements for lower income persons							SL-3 Sustainability for creating a suitable living environment
	a. Fund water/sewer projects	0-80%	a. PBC Water Utilities: Pahokee wastewater treatment plant chlorine system replacement b. Westgate/ Belvedere CRA: construction of sanitary sewer system in northern half of Belvedere Homes	Number of persons provided with new access to the improvements	a.5,985 b.1,800 c. 550	a.\$200,000 b.\$300,000	c.\$531,000	

		sub c. Canal Point: replacement of water distribution main						
b. Fund street improvement projects		a. City of South Bay: design/ reconstruction of Palm Beach Road b. City of Riviera Beach: reconstruction of W 35 th St c. Westgate/ Belvedere Homes: Cherry Rd culvert replacement	Number of persons provided with new access to the improvement s	a.2,722 b.172 c. 2,023	a.\$400,00 b.\$266,901	a.\$600,000		
c. Fund sidewalks projects			Number of persons with improved quality of living environment					SL-3 Sustaina bility for creating a suitable living environ ment
d. Fund solid waste disposal projects			Number of persons provided with new access to the improvement s					SL-1 Availabi lity/ Accessi bility for creating a suitable

									living environment
	e. Fund flood and drainage projects		a.PBC Water Utilities: design/ construction of drainage improvements in Eastview CCRT target area. b. City of Greenacres: drainage improvements	Number of persons with improved quality of living environment	a.48 b. 1,383	a.\$237,092	b.\$73,000		SL-3 Sustainability for creating a suitable living environment
	f. Fund tree planting/beautification projects								
7	PUBLIC FACILITIES OBJECTIVES	Income Group	Activity Description	Performance Indicators	Sources of Funds			Outcome/Objective Codes	
				Type	Proposed	CDBG	CDBG-R	NSP1	
7.1	Improve quality/increase quantity of neighborhood facilities for low-income persons								
	a. Fund senior center projects	0-80%		Number of persons provided with new access to a facility					SL-1 Availability/ Accessibility for creating a suitable living environment

									ment
	b. Fund center for persons with disabilities			Number of persons provided with new access to a facility					
	c. Fund projects to remove architectural barriers			Number of persons with improved quality of living environment					SL-3 Sustainability for creating a suitable living environment
	d. Fund homeless facilities		a. Acquisition and Rehabilitation of building to operate a Homeless Resource Center with a 60-bed facility. (also mentioned under Homeless Section)	Number of persons provided with new access to a facility	a.720 (also included under Homeless Section)			\$7,500,000	SL-1 Availability/ Accessibility for creating a suitable living environment
	e. Fund youth centers		a. Village of Wellington: construct new facility for Boys and Girls Club b. Villages of Hope:	Number of persons provided with new access to a	a. 800 b. 12	a. \$47,418	b.\$183,082		

		infrastructure improvements for transitional housing	facility					
f. Fund child care centers			Number of persons provided with new access to a facility					
g. Fund health care facilities			Number of persons provided with new access to a facility					
h. Fund neighborhood/multipurpose facilities		a. City of Greenacres: Rehabilitate structure to create multipurpose facility b. City of Lake Worth: building expansion to create multipurpose facility	Number of persons provided with new access to a facility	a. 3,495 b. 1,500	\$79,294 \$125,000			
i. Fund parks and recreational facilities		a. Town of Lake Park: demolition and reconstruction of restrooms	Number of persons provided with new access to a facility	a. 205	a.\$53,377			SL-3 Sustainability for purpose of creating a suitable living

									environ ment
	j. Fund parking facilities			Number of persons provided with new access to a facility					SL-3 Sustaina bility for purpose of creating a suitable living environ ment
	k. Fund other public facilities		a. City of Lake Worth: traffic calming improvements	Number of persons provided with new access to a facility	a. 3,822	a. \$96,532			
8	PUBLIC SERVICES OBJECTIVES	Income Group	Activity Description	Performance Indicators		Sources of Funds			Outcom e/Objec tives Codes
				Type	Propose d	CDBG	CDBG- R	ESGP	
8.1	Improve quality/increase quantity of public service activities for lower income persons								
	a. Fund senior service projects	0-80%	a. McCurdy Senior Housing Corp: case management and supervised activities	Number of persons with new / improved access to	a.98	a.\$67,252			SL-1 Availabi lity/ Accessi bility for

			services					creating a suitable living environment
b. Fund projects that service the disabled		a. The Arc of PBC: employment training and residential services b. Coalition for Independent Living Options: deliver of prepared meals and financial assistance c. Seagull Industries: 2 programs for vocational on-job training;	Number of persons with new / improved access to services	a. 195 b. 80-25 c. 100-45	a. \$72,500 b. \$39,000 0 \$72,000			
c. Fund youth services projects		a. Children's Case Management Organization: assists relative caregivers b. Juvenile Transition Ctr: preparatory education program c. West Jupiter Community Group: after school program	Number of persons with new / improved access to services	a. 140 b. 20 d. 100	a. \$18,000 b. \$21,250 d. \$54,000 0			
d. Fund child care services		a. Redlands Christian Migrant Assoc: childcare services	Number of persons with new / improved access to services	a. 110	a. \$35,592			
e. Fund substance abuse service projects			Number of persons with					

			new / improved access to services					
f. Fund employment/training service projects			Number of persons with new / improved access to services					
g. Fund health service projects		a. Healthy Mothers Healthy Babies: Prenatal care b. Sickle Cell Foundation: education and supportive services	Number of persons with new / improved access to services	a. 800 b. 302	a. \$50,176 b. \$52,500			SL-1 Availability/ Accessibility for creating a suitable living environment
h. Fund crime/awareness prevention projects			Number of persons with new / improved access to services					
i. Fund domestic violence service projects		a. Aid to Victims of Domestic Abuse: Transitional housing with supportive services	Number of persons with new / improved access to services	a. 32	a. \$50,667			
j. Fund abused and neglected children service projects		a. Children's Place at Home Safe: Residential Care	Number of persons with new /	a. 80-90 b. 36	a. \$61,750 b. \$38,000		a. \$25,000	

			program b. Place of Hope: case management and supportive services	improved access to services					
	k. Housing related services		a. Urban League: Housing counseling b. Legal Aid Society: fair housing counseling	Number of persons with new / improved access to services	a. 1,000 b. 600	a.\$60,000 b.\$190,000			
			a. Urban League Foreclosure Mitigation Counseling	Number of (a) persons with new access to services (b) jobs created/retain ed	(a) 400 (b) 7		a. \$95,000		
	l. Homeless services		a. Adopt A Family: hotel motel vouchers b. Children’s Home Society: Transitional housing to homeless teen mothers (CDBG & ESGP) c. Salvation Army: transitional housing program for homeless men d: Center for Family Services: emergency shelter	Number of persons with new / improved access to services	a. 160 b. 15 c. 180 d. 135 e. 100 f. 126	b.\$76,380 c.\$16,720		a.\$30,461 b.\$21,404 c.\$32,712 d.\$28,050 e.\$25,835 f. \$25,835	

			e. The Lord's Place Recovery Center: emergency center for homeless men f. The Lord's Place Family Center: emergency shelter /support services housing for homeless individuals						
9	ECONOMIC OPPORTUNITY OBJECTIVES	Income Group	Activity Description	Performance Indicators		Sources of Funds			Outcome/ Objectives Codes
				Type	Proposed	CDBG	CDBG-R	Sec 108/ BEDI	
9.1	Remediate and redevelop brownfields								EO-1
9.2	Improve economic opportunities for low-income persons by creating/retaining jobs:								EO-3
	a. Fund public facilities and improvement projects that will create and/or retain jobs	0-80%	a. Westgate/ Belvedere Homes Cherry Rd culver Improvement (reported above also) b. City of Greenacres drainage improvements (reported above also) c. Canal Point Water Line (reported above	Number of jobs created or retained	a.14 b.12 c. 9 d. 17		a.\$600,000 b.\$73,000 c.\$531,000 d.\$183,082		EO-3

			also d. Village of Hope infrastructure improvement (reported above)						
	b. Economic Development Assistance to Businesses and Access to capital and credit for development, activities that promote long-term economic social viability of the community	0-80%	a. PBC Economic Development Office b. Avenue A project in Belle Glade c. The Baron Group d. Concrete Services e. Donia Roberts, PA f. Kiddie Haven g. Oxygen h. F&T of Belle Glade	Number of (i) businesses assisted (ii) jobs created	a. (i) 25 (ii) 12 b. (ii) 61 c. (ii) 33 d. (ii) 12 e. (ii) 8 f. (ii) 6 g. (ii) 400 h. (ii) n/a		a. \$180,000	b. \$1,252,230/ 625,971 c. 1,000,000/0 d. \$250,000/0 e. \$264,256/0 f. \$57,000/0 g. \$5,947,740/ h. \$250,950	EO-1 EO-3
	c. Establishment, stabilization and expansion of small businesses (including micro-businesses);	0-80%	a. PBC Economic Development Office to fund incubators	Number of businesses	a. 4	a. \$735,125			EO-3
	d. The provision of public services concerned with employment	0-80%	a. Lord's Place: job training/ placement		a. 72	a. \$71,500			EO-1

			services for homeless See Public Services objectives 8.1(l) and (b)						
	e. The provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan	0-80%	All capital improvement agreements include Section 3 language,						EO-1
	f. Availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices	0-80%	See Housing Objective 2						EO-2
10	OTHER OBJECTIVES								

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
Adopt-A-Family of the Palm Beaches, Inc.

Activity:
Adopt-A-Family of the Palm Beaches, Inc. -Project SAFE

Description:

Adopt-A-Family of the Palm Beaches operates Project SAFE, a permanent housing program that provides comprehensive case management services as well as other support services to homeless families with children. The activity meets a County priority need by providing services to the homeless and will benefit 45 families or 135 unduplicated individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1736 Lake Worth Rd
(City, State, Zip Code): Lake Worth, FL 33460

Specific Objective Number DH-2	Project ID 1
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 135
Local ID	Units Upon Completion 135

Funding Sources:

CDBG	\$30,400
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$30,400

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
Adopt-A-Family of the Palm Beaches, Inc.

Activity:
Adopt-A-Family of the Palm Beaches, Inc. -Family Empowerment Coalition

Description:

Adopt-A-Family of the Palm Beaches, the lead agency for the Family Empowerment Coalition (FEC) provides services to families that are experiencing financial difficulties and are at risk of becoming homeless. This activity will provide hotel/motel vouchers to 50 families or 160 unduplicated individuals. The activity meets a County priority need by providing services to the homeless. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1736 Lake Worth Rd
(City, State, Zip Code): Lake Worth, FL, 33460

Specific Objective Number SL-1	Project ID 2
HUD Matrix Code 03T	CDBG Citation N/A
Type of Recipient Non-profit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 160
Local ID	Units Upon Completion 160

Funding Sources:

CDBG	.....
ESG	\$30,461
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$30,461

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
Aid to Victims of Domestic Abuse, Inc. (AVDA)

Activity:
Aid to Victims of Domestic Abuse, Inc. (AVDA) -Transitional Housing and STEPS Program

Description:
AVDA operates a transitional housing shelter providing housing and supportive services to victims of domestic abuse and their children. The activity meets a County priority need by providing domestic violence services. The agency will serve 32 unduplicated individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): Confidential location
(City, State, Zip Code):

Specific Objective Number SL-1	Project ID 3
HUD Matrix Code 05G	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(A)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 32
Local ID	Units Upon Completion 32

Funding Sources:

CDBG	<u>\$50,667</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$50,667</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need
Homeless/HIV/AIDS

Project:
Aid to Victims of Domestic Abuse, Inc. (AVDA)

Activity:
Aid to Victims of Domestic Abuse, Inc. (AVDA) -Emergency Shelter

Description:
AVDA operates an emergency shelter facility for female victims of domestic abuse and their children providing shelter, residential services, crisis intervention, and counseling services. The activity meets a County priority need by providing domestic violence services. The agency will serve 250 unduplicated individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): Confidential location
(City, State, Zip Code):

Specific Objective Number DH-1	Project ID 4
HUD Matrix Code 03T	CDBG Citation N/A
Type of Recipient Non-profit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 250
Local ID	Units Upon Completion 250

Funding Sources:

CDBG	.....
ESG	\$30,000
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$30,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Non-homeless Special Needs

Project:
The Arc of Palm Beach County, Inc.

Activity:
The Arc of Palm Beach County, Inc. - Adult Services Program

Description:
The Arc of Palm Beach County will provide employment training and residential services to assist adult individuals who have development disabilities. The activity meets the County priority of 'Services for the Disabled' and the agency will provide services to 195 unduplicated individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide/ Town of Lake Park Target Area - CT 11.01; BG 5, 6, 7
(Street Address): 720 & 724 Park Avenue
(City, State, Zip Code): Lake Park, FL 33403

Specific Objective Number SL-1	Project ID 5
HUD Matrix Code 05B	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(A)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 195
Local ID	Units Upon Completion 195

Funding Sources:

CDBG	\$72,500
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$72,500

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Owner Occupied Housing

Project:
City of Belle Glade

Activity:
City of Belle Glade - Activity Delivery

Description:

The City of Belle Glade through its Planning and Community Redevelopment Services Department will conduct activity delivery tasks associated with CDBG-funded housing rehabilitations and demolitions throughout its municipal boundaries for income eligible homeowner households. The activity meets the County's housing needs priority. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Citywide/City of Belle Glade Target Area - CT 82.01; BG 2-6 & CT 82.02; BG 1 & CT 82.03; BG 2
(Street Address): 110 Dr. Martin Luther King Jr. Blvd.
(City, State, Zip Code): Belle Glade, FL 33430

Specific Objective Number DH-3	Project ID 6
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Housing units	Annual Units 27
Local ID	Units Upon Completion 27

Funding Sources:

CDBG	\$193,865
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$193,865

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
Center for Family Services, Inc.

Activity:
Center for Family Services, Inc. - Program REACH

Description:

The Center for Family Services provides emergency shelter at its Pat Reeves Village and homeless prevention services including hotel/motel vouchers to homeless individuals and families and their dependent children. Funds will be used for operating costs of the shelter. The program will serve 135 individuals (45 families) at its emergency shelter. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1320 Henrietta Avenue
(City, State, Zip Code): West Palm Beach, FL 33401

Specific Objective Number SL-1	Project ID 7
HUD Matrix Code 03T	CDBG Citation N/A
Type of Recipient Non-profit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 135
Local ID	Units Upon Completion 135

Funding Sources:

CDBG	.....
ESG	\$28,050
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$28,050

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Children's Case Management Organization

Activity:
Children's Case Management Organization - Kin Support Program

Description:

Children's Case Management Organization provides comprehensive home and community based social work and legal services to relative caregiver families of Palm Beach County children through the Kin Support Program. The activity meets the County priority of 'Youth Services' and will benefit 35 families or 140 individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 3333 Forest Hill Blvd
(City, State, Zip Code): West Palm Beach, FL 33406

Specific Objective Number SL-1	Project ID 8
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 140
Local ID	Units Upon Completion 140

Funding Sources:

CDBG	\$18,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$18,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Children's Case Management Organization

Activity:
Children's Case Management Organization - Homeless Prevention Program

Description:

Children's Case Management Organization provides family centered case management services to pregnant and parenting families who are at risk of becoming homeless. Funds will be used for homeless prevention activities by providing emergency rent/mortgage and utility payments to 285 individuals (95 families). The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 3333 Forest Hill Blvd
(City, State, Zip Code): West Palm Beach, FL 33406

Specific Objective Number DH-2	Project ID 9
HUD Matrix Code 03T	CDBG Citation N/A
Type of Recipient Non-profit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 285
Local ID	Units Upon Completion 285

Funding Sources:

CDBG	.....
ESG	\$12,000
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$12,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
Children's Home Society of Florida

Activity:
Children's Home Society of Florida - Transitions Home Program

Description:

Transitions Home is a transitional housing facility for homeless parenting teens and pregnant teens. The agency provides housing for up to two (2) years as well as case management services. The activity meets the County priority of 'Homeless Services' and will benefit 15 individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1199 West Lantana Road
(City, State, Zip Code): Lantana, FL 33462

Specific Objective Number DH-1	Project ID 10
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(A)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 15
Local ID	Units Upon Completion 15

Funding Sources:

CDBG	\$76,380
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$76,380

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
Children's Home Society of Florida

Activity:
Children's Home Society of Florida - Transitions Home & Safe Harbor Runaway Center

Description:

The Children's Home Society of Florida (CHS) provides food, shelter, and counseling services to homeless youths between the ages of 10-19 at their Safe Harbor Runaway Center a emergency shelter which serves runaway, homeless, and lock out youths, ages 10-17; and Transitions Home which provides transitional housing, education, job preparedness, life skills and parenting skills, child care services, healthcare and counseling to homeless pregnant/parenting teen mothers (ages 13-19) and their babies in order to prepare them for independent living. ESGP funds will be used for provision of food for both shelters. The activity meets the County priority of 'Homeless Services' and will benefit 266 individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide

(Street Address): 1199 West Lantana Road
(City, State, Zip Code): Lantana, FL 33462

(Street Address): 3335 Forest Hill Blvd
(City, State, Zip Code): West Palm Beach, FL 33406

Specific Objective Number SL-1	Project ID 11
HUD Matrix Code 03T	CDBG Citation N/A
Type of Recipient Non-profit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 266
Local ID	Units Upon Completion 266

Funding Sources:

CDBG	.....
ESG	\$21,404
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$21,404

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
The Children's Place at Home Safe, Inc.

Activity:
The Children's Place at Home Safe, Inc. - Libra Boys & Girls Specialized Therapeutic Group Homes

Description:

The Children's Place at Home Safe provides transitional housing and specialized therapeutic and enhanced specialized therapeutic group care to abused/neglected children and teens at five residential group homes. The activity meets the County priority of 'Homeless Services' and will benefit 90 unduplicated individuals. ESGP funds will be used for the operation and maintenance of the facilities which are located in the cities of Boca Raton, Lake Worth and West Palm Beach. The ESGP activity will serve the same 90 individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide

(Street Address): 2840 6th Avenue S (Street Address): 680 Ipswich Street (Street Address): 4884 Haverhill Rd
(City, State, Zip): Lake Worth, FL 33460 (City, State, Zip): Boca Raton, FL 33432 (City, State, Zip): WPB, FL 33417

Specific Objective Number SL-1	Project ID 12
HUD Matrix Code 05N and 03T	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(A)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 90
Local ID	Units Upon Completion 90

Funding Sources:

CDBG	\$61,750
ESG	\$25,000
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$86,750

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Non-homeless Special Needs

Project:
Coalition for Independent Living Options, Inc. (CILO)

Activity:
Coalition for Independent Living Options, Inc. (CILO) - Disability Inclusion & Nutritional Education (DINE) Program

Description:
CILO delivers emergency prepared meals, provides emergency financial assistance in the form of rent/mortgage/utilities payments, and teaches independent living skills to disabled individuals through the DINE Program. The activity meets the County priority by providing services to the disabled. The activity will benefit 105 individuals and will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): 6800 Forest Hill Blvd
(City, State, Zip Code): West Palm Beach, FL 33413

Specific Objective Number SL-1	Project ID 13
HUD Matrix Code 05B	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(A)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 105
Local ID	Units Upon Completion 105

Funding Sources:

CDBG	\$39,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$39,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Consumer Credit Counseling Services of Palm Beach and Treasure Coast of Florida (CCCS)

Activity:
Consumer Credit Counseling Services of Palm Beach and Treasure Coast of Florida (CCCS) - Credit/Housing/Foreclosure Prevention Counseling

Description:
CCCS provides free, confidential, credit and housing counseling, debt management, and community outreach and education to low- and moderate-income Palm Beach County residents. The activity will serve 480 individuals providing one-on-one credit counseling and housing counseling, 90% of which will be foreclosure prevention counseling. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): 700 S. Dixie Highway
(City, State, Zip Code): West Palm Beach, FL 33401

Specific Objective Number DH-2	Project ID 14
HUD Matrix Code 05K	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 480
Local ID	Units Upon Completion 480

Funding Sources:

CDBG	\$25,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$25,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Other

Project:
Contingency Reserves

Activity:
N/A

Description:
2.7% of the entitlement grant is to be set aside to cover cost over-runs for activities described within the Action Plan, or to fund other activities to be added through amendments/revisions to the Plan.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): N/A
(City, State, Zip Code): N/A

Specific Objective Number	Project ID 15
HUD Matrix Code 22	CDBG Citation
Type of Recipient	CDBG National Objective
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$200,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$200,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Economic Development

Project:
Palm Beach County Office of Economic Development (EDO)

Activity:
Palm Beach County Office of Economic Development (EDO) - Economic Development Set-Aside Program

Description:
HCD sets aside 10% of the CDBG entitlement amount each year to EDO to offer via a separate NOFA, funding for eligible economic development activities with a focus on L/M job creation.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address):
(City, State, Zip Code):

Specific Objective Number EO-1	Project ID 16
HUD Matrix Code 18A	CDBG Citation 570.203(b)
Type of Recipient For-profits	CDBG National Objective 570.208(a)(4)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Jobs	Annual Units 49
Local ID	Units Upon Completion 49

Funding Sources:

CDBG	<u>\$735,125</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$735,125</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Farmworker Coordinating Council

Activity:
Farmworker Coordinating Council - Homeless Prevention Program

Description:

Farmworker Coordinating Council provides emergency rent, mortgage, or utility payment assistance to prevent homelessness amongst migrant farmworkers and their families. The activity will benefit 564 individuals or 177 families. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1010 10th Avenue North, Suite 1
(City, State, Zip Code): Lake Worth, FL 33460

Specific Objective Number DH-2	Project ID 17
HUD Matrix Code 03T	CDBG Citation N/A
Type of Recipient Non-profit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 564
Local ID	Units Upon Completion 564

Funding Sources:

CDBG	.....
ESG	\$31,118
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$31,118

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Facilities

Project:
City of Greenacres

Activity:
City of Greenacres - Rehabilitation of a public building

Description:

The City of Greenacres will rehabilitate a city owned building that currently does not meet building codes for electrical, plumbing, air-conditioning, handicap accessibility, egress, and hurricane protection. The activity includes demolition, interior and exterior renovations, and site repair in order to return the building to a functional use. The building will not be used for the general conduct of government. The activity meets the County priority of 'Neighborhood Facility'. The building is located within the City of Greenacres Target Area and will be accessible to all residents of the City.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

City of Greenacres Target Area - CT 47.04; BG 1, 2 and 3 and CT 47.05; BG 1 and 2
(Street Address): 301 Swain Blvd
(City, State, Zip Code): Greenacres, FL 33463

Specific Objective Number SL-1	Project ID 18
HUD Matrix Code 03E	CDBG Citation 570.201(c)
Type of Recipient Local government	CDBG National Objective 570.208(b)(2)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 3,495
Local ID	Units Upon Completion 3,495

Funding Sources:

CDBG	\$79,294
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$79,294

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Healthy Mothers, Healthy Babies Coalition of PBC (HM/HB)

Activity:
Healthy Mothers, Healthy Babies Coalition of PBC (HM/HB) - Mobile Outreach Center

Description:

HM/HB provides a Mobile Outreach Center that helps uninsured pregnant women who have difficulty accessing health care services, due to barriers within the health care system, to access these services. The Mobile Outreach Center travels to diverse locations throughout the County to seek out and provide service to eligible clients. The activity will serve 800 unduplicated women during the course of the year and will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1720 East Tiffany Drive, Suite 201A
(City, State, Zip Code): West Palm Beach, FL 33407

Specific Objective Number SL-1	Project ID 19
HUD Matrix Code 05M	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 800
Local ID	Units Upon Completion 800

Funding Sources:

CDBG	\$50,176
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$50,176

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Owner Occupied Housing

Project:
HOME Countywide First-time Homebuyer Program

Activity:
HOME Countywide First-time Homebuyer Program - Second Mortgage Program

Description:

Provision of downpayment and/or closing cost assistance to eligible first-time homebuyers to subsidize the acquisition of single-family homes and vacant lots for construction of houses for very-low and low-income families. This program is administered by HCD. Utilizing a subsidy of \$65,000 per household, the HOME Program will provide homeownership benefits to thirty (30) households. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): Various locations
(City, State, Zip Code):

Specific Objective Number DH-2	Project ID 20
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient Individual	CDBG National Objective
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Household	Annual Units 30
Local ID	Units Upon Completion 30

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$1,944,375
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$1,944,375

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Owner Occupied Housing

Project:
HOME CHDO Administered Program Activities

Activity:
HOME CHDO Administered Program Activities - Direct Homeownership Assistance

Description:
15% of the overall HOME Program allocation set-aside for CHDO activities including new housing construction, housing acquisition, and/or rehabilitation, demolition, and site improvements in support of affordable housing. The HOME Program will provide homeownership benefits to six (6) households under the CHDO Administered Program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): Various locations
(City, State, Zip Code):

Specific Objective Number DH-2	Project ID 21
HUD Matrix Code 13	CDBG Citation 570.201(n)
Type of Recipient Non-profit	CDBG National Objective
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Households	Annual Units 6
Local ID	Units Upon Completion 6

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$416,652
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$416,652

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Planning/Administration

Project:
HOME CHDO Operating Expenses

Activity:
HOME CHDO Operating Expenses - Direct Homeownership Assistance

Description:
5% of the overall HOME Program allocation set-aside for operating expenses of CHDOs which will be used to administer HOME-funded activities.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): Various locations
(City, State, Zip Code):

Specific Objective Number	Project ID 22
HUD Matrix Code 21I	CDBG Citation
Type of Recipient Non-profit	CDBG National Objective
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion N/A

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$138,884
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$138,884

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Planning/Administration

Project:
HOME Program Administration

Activity:
HOME Program Administration - Direct Homeownership Assistance

Description:
10% of the overall HOME Program allocation set-aside for eligible administrative costs incurred during the implementation of the HOME Program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): Various locations
(City, State, Zip Code):

Specific Objective Number	Project ID 23
HUD Matrix Code 21H	CDBG Citation
Type of Recipient Grantee	CDBG National Objective
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator N/A	Annual Units N/A
Local ID	Units Upon Completion N/A

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$277,765
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$277,765

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Owner Occupied Housing

Project:
Town of Jupiter

Activity:
Town of Jupiter - Utility Connection Assistance Program

Description:

The Town of Jupiter will install water service lines on private properties from meter boxes to housing units in the Cinquez Park neighborhood. The properties are located along Cinquez Park Rd. East, Cinquez Park Rd. West, Carver Ave., Cornelia Ave., Evalngelina Rd., Tuscaloosa St., Pine St., Palmetto St., Palm Rd., Thelma Ave., and Yancy Ave. in the Town of Jupiter. The activity will benefit 28 low- and moderate income households. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Town of Jupiter Cinquez Park Neighborhood
(Street Address): Various locations
(City, State, Zip Code):

Specific Objective Number DH-3	Project ID 24
HUD Matrix Code 14A and B	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Households	Annual Units 28
Local ID	Units Upon Completion 28

Funding Sources:

CDBG	<u>\$72,651</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$72,651</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Juvenile Transition Center, Inc.

Activity:
Juvenile Transition Center, Inc. - ESTEEM Ambassadors Program

Description:

Juvenile Transition Center will operate the ESTEEM Ambassadors Program, a youth educational program providing FCAT, ACT, and/or SAT test preparation classes for low-income students to help prepare them for state-mandated standardized tests. The activity will benefit 20 students and will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide

(Street Address): 1901 N Seacrest Blvd

(City, State, Zip Code): Boynton Beach, FL 33435

Specific Objective Number SL-1	Project ID 25
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 20
Local ID	Units Upon Completion 20

Funding Sources:

CDBG	\$21,250
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$21,250

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Facilities

Project:
Town of Lake Park

Activity:
Town of Lake Park - Bert Bostrom Park

Description:

Demolition and replacement of restrooms and storage space at the Bert Bostrom Park. The park is available for use by the general public and is also used for Town activities such as a summer school program as well as afterschool activities. The park is located in CT 11.01, BG 7 which has a total population of 1,950 persons.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Town of Lake Park Target Area - CT 11.01; BG 5,6, and 7
(Street Address): 311 7th Street
(City, State, Zip Code): Lake Park, FL 33403

Specific Objective Number SL-3	Project ID 26
HUD Matrix Code 03F	CDBG Citation 570.201(c)
Type of Recipient Local government	CDBG National Objective 570.208(a)(1)(i)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 205
Local ID	Units Upon Completion 205

Funding Sources:

CDBG	\$53,377
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$53,377

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Facilities

Project:
City of Lake Worth

Activity:
City of Lake Worth- Norman Wimbley Gymnasium Expansion

Description:

Physical expansion of the existing Norman Wimbley Gymnasium through the design and construction of an attached multi-purpose meeting room to benefit approximately 1,500 persons in neighboring areas. The activity location is within the City of Lake Worth Target Area.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

City of Lake Worth Target Area - CT 44.02,51,52.01, and 52.02; BG 1-5
(Street Address): 1515 Wingfield Street
(City, State, Zip Code): Lake Worth, FL 33460

Specific Objective Number SL-1	Project ID 27
HUD Matrix Code 03E	CDBG Citation 570.201(c)
Type of Recipient Local government	CDBG National Objective 570.208(a)(1)(i)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 1,500
Local ID	Units Upon Completion 1,500

Funding Sources:

CDBG	\$125,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$125,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Infrastructure

Project:
City of Lake Worth

Activity:
City of Lake Worth - Traffic Calming

Description:

Construction of the traffic calming improvements located in the public ROWs of A, B, C, D, E, and F Streets between 2nd Avenue North on the south and 7th Avenue North on the north within the City of Lake Worth Target Area specifically in CT 44.02, BG 1 and 2 which has a total population of 3,822 individuals.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

City of Lake Worth Target Area - CT 44.02,51,52.01, and 52.02; BG 1-5
(Street Address): Public ROWs
(City, State, Zip Code): Lake Worth, FL 33460

Specific Objective Number SL-3	Project ID 28
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Local government	CDBG National Objective 570.208(a)(1)(i)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 3,822
Local ID	Units Upon Completion 3,822

Funding Sources:

CDBG	<u>\$96,532</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$96,532</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Legal Aid Society of Palm Beach County

Activity:
Legal Aid Society of Palm Beach County - Fair Housing Project

Description:

The Fair Housing Project provides outreach, education, advocacy, and enforcement regarding fair housing and housing and credit counseling regarding foreclosure prevention and/or defense targeted at consumers, tenants, housing providers, other social service organizations, and the general public. The CDBG funded activity will represent clients in 72 fair housing enforcement cases; conduct at least 24 fair housing workshops to be attended by approximately 700 persons; represent clients in 30 mortgage foreclosure cases; represent clients in landlord/tenant dispute cases in which the landlord is in foreclosure; and conduct 8 public education workshops which will include one mortgage foreclosure defense clinic. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 423 Fern Street, Suite 200
(City, State, Zip Code): West Palm Beach, FL 33401

Specific Objective Number SL-1	Project ID 29
HUD Matrix Code 05J	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(b)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 700
Local ID	Units Upon Completion 700

Funding Sources:

CDBG	\$190,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$190,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
The Lord's Place Inc.

Activity:
The Lord's Place Inc. - Comprehensive Job Training and Placement

Description:

Job training and placement assistance to homeless individuals and low income persons through the Job Ready Program and enrollment in one of three apprentice programs - Chef Apprentice, Catering Apprentice, and Maintenance and Beyond. The activity will benefit 81 individuals. The Chef/Catering Apprentice programs are operated out of the Café Joshua facility and the Maintenance and Beyond Program is carried out at various locations. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 2808 N. Australian Avenue
(City, State, Zip Code): West Palm Beach, FL 33407

Specific Objective Number EO-1	Project ID 30
HUD Matrix Code 05H	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(a) and (b)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 81
Local ID	Units Upon Completion 81

Funding Sources:

CDBG	\$71,500
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$71,500

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
The Lord's Place Inc.

Activity:
The Lord's Place Inc. - Family Shelter

Description:

Operation/maintenance for the Family Interim Program Shelter which provides emergency shelter and support services to homeless families for a period of 30 to 90 days. The activity will service 126 persons and will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide

(Street Address): 1750 N.E. 4th Street

(City, State, Zip Code): Boynton Beach, FL 33435

Specific Objective Number SL-1	Project ID 31
HUD Matrix Code 03T	CDBG Citation N/A
Type of Recipient Non-profit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 126
Local ID	Units Upon Completion 126

Funding Sources:

CDBG	.....
ESG	\$25,835
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$25,835

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
The Lord's Place Inc.

Activity:
The Lord's Place Inc. - Recovery Center

Description:
Operation/maintenance for a sober house that provides emergency shelter and support services to homeless men. The activity will benefit 100 unduplicated persons and will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): 1750 N.E. 4th Street
(City, State, Zip Code): Boynton Beach, FL 33435

Specific Objective Number SL-1	Project ID 32
HUD Matrix Code 03T	CDBG Citation N/A
Type of Recipient Non-profit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 100
Local ID	Units Upon Completion 100

Funding Sources:

CDBG	.....
ESG	\$25,835
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$25,835

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
McCurdy Senior Housing Corporation

Activity:
McCurdy Senior Housing Corporation - Quiet Waters Social Services Program

Description:

Quiet Waters is a multi-family rental development for very-low and low income residents that sets aside at least 80% of the units for elderly households (over 62 years old), the near elderly (50-61), and homeless and disabled persons. The Social Services Program provides case management, supervised activities, meals, nutritional classes, and medical care to the senior residents. The activity will benefit 98 unduplicated individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 306 SW 10th Street
(City, State, Zip Code): Belle Glade, FL 33430

Specific Objective Number SL-1	Project ID 33
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 98
Local ID	Units Upon Completion 98

Funding Sources:

CDBG	\$67,252
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$67,252

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Owner Occupied Housing

Project:
City of Pahokee

Activity:
City of Pahokee - Activity Delivery

Description:

The City of Pahokee through its Community and Economic Development Department will conduct activity delivery tasks associated with CDBG-funded housing rehabilitations and demolitions throughout its municipal boundaries for income eligible homeowner households. The activity meets the County's housing need priority. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Citywide/City of Pahokee Target Area - CT 80.02; BG 1
(Street Address): 171 N Lake Avenue
(City, State, Zip Code): Pahokee, FL 33476

Specific Objective Number DH-3	Project ID 34
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective 570.208(a)(3)(ii)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Housing units	Annual Units 10
Local ID	Units Upon Completion 10

Funding Sources:

CDBG	\$63,800
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$63,800

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Infrastructure

Project:
Palm Beach County Engineering Services Division

Activity:
Palm Beach County Engineering Services Division - Ohio Road Street Improvements

Description:

Design and construction of paving and drainage improvements on Ohio Road, from Haverhill Road to its eastern terminus, located in the Eastview Park CCRT Area of unincorporated Palm Beach County. The activity will benefit 48 unduplicated individuals and the activity site is located in CT 47.02; BG 1.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Unincorporated PBC - CT 47.02; BG 1
(Street Address):
(City, State, Zip Code):

Specific Objective Number SL-3	Project ID 35
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient County department	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 48
Local ID	Units Upon Completion 48

Funding Sources:

CDBG	<u>\$237,092</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$237,092</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Rental Housing

Project:
Palm Beach County Housing Authority

Activity:
Palm Beach County Housing Authority - Drexel House Apartments

Description:

Acquisition and installation of a fire alarm control panel, notification devices (heat detectors, smoke detectors, alarm horns, chimes, bells and strobe lights), detection devices, and a device support system to modernize fire alarm equipment at the Drexel House Apartments, a multi-family senior housing development. The activity will benefit 109 unduplicated individuals.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): 1745 Drexel Road
(City, State, Zip Code): West Palm Beach, FL 33417

Specific Objective Number DH-1	Project ID 36
HUD Matrix Code 14C	CDBG Citation 570.201(c)
Type of Recipient Public Housing Authority	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 109
Local ID	Units Upon Completion 109

Funding Sources:

CDBG	<u>\$52,628</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$52,628</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Planning/Administration

Project:
Palm Beach County Housing and Community Development

Activity:
Palm Beach County Housing and Community Development - Countywide Demolition & Clearance Program

Description:
Demolition of residential and/or commercial structures that have been determined to be unsafe, dilapidated, or condemned, for the purpose of eliminating slum and blight. Property owner's participation is voluntary and no fees are charged, or liens placed on the property.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address):
(City, State, Zip Code):

Specific Objective Number SL-3	Project ID 37
HUD Matrix Code 04	CDBG Citation 570.201(d)
Type of Recipient Grantee	CDBG National Objective 570.208(b)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Housing units	Annual Units 15
Local ID	Units Upon Completion 15

Funding Sources:

CDBG	\$200,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$200,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Owner Occupied Housing

Project:
Palm Beach County Housing and Community Development

Activity:
Palm Beach County Housing and Community Development - Countywide Housing Rehabilitation Program

Description:
Rehabilitation of owner-occupied single-family housing throughout Palm Beach County. Funding is provided to homeowners as a conditional grant or as a forgivable loan. \$150,000 of the funding for this activity is from estimated program income.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address):
(City, State, Zip Code):

Specific Objective Number DH-3	Project ID 38
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Grantee	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Housing units	Annual Units 29
Local ID	Units Upon Completion 29

Funding Sources:

CDBG	\$570,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$570,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Planning/Administration

Project:
Palm Beach County Housing and Community Development

Activity:
Palm Beach County Housing and Community Development - Program Administration Costs

Description:
Includes general, fiscal, and planning administrative expenses incurred by HCD and planning and administration expenses incurred in performing planning, coordinating, and monitoring of the CDBG and ESG programs.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): 100 Australian Avenue, Suite 500
(City, State, Zip Code): West Palm Beach, FL 33406

Specific Objective Number	Project ID 39
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Grantee	CDBG National Objective
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$1,470,249
ESG	\$14,969
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$1,485,218

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Owner-Occupied Housing

Project:
Palm Beach County Housing and Community Development

Activity:
Palm Beach County Housing and Community Development - Project Implementation Costs

Description:
Includes activity delivery costs in implementing HCD's housing related activities and capital improvement projects. Accomplishments under this activity will be reported under HCD's Countywide Rehabilitation and Demolition Programs, as well as its capital improvement activities.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): 100 Australian Avenue, Suite 500
(City, State, Zip Code): West Palm Beach, FL 33406

Specific Objective Number	Project ID 40
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Grantee	CDBG National Objective
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$841,180
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$841,180

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Infrastructure

Project:
Palm Beach County Water Utilities Department

Activity:
Palm Beach County Water Utilities Department -Pahokee Wastewater Treatment Plant

Description:

Replacement of gas chlorine system with sodium hydrochloride (Bleach) system at the Pahokee Wastewater Treatment Plant to improve safety of workers and of the surrounding communities. The activity location is adjacent to the City of Pahokee Target Area in CT 80.02; BG 1. which has a total population of 5,985 individuals.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address): 1001 Rim Canal Rd
(City, State, Zip Code): Pahokee, FL 33476

Specific Objective Number SL-1	Project ID 41
HUD Matrix Code 03J	CDBG Citation 570.201(c)
Type of Recipient County Department	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 5,985
Local ID	Units Upon Completion 5,985

Funding Sources:

CDBG	\$200,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$200,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
Place of Hope, Inc.

Activity:
Place of Hope, Inc. - Paxson Campus

Description:

Place of Hope provides family-style residential care to abused and neglected children at its Residential Child Caring campus providing comprehensive case management and support services to foster children residing at the agency's 36-bed Paxson Campus. The activity will serve 36 unduplicated individuals. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 9078 Isaiah Lane
(City, State, Zip Code): Palm Beach Gardens, FL 33418

Specific Objective Number SL-1	Project ID 42
HUD Matrix Code 05N	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 36
Local ID	Units Upon Completion 36

Funding Sources:

CDBG	<u>\$38,000</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$38,000</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Redlands Christian Migrant Association, Inc. (RCMA)

Activity:
Redlands Christian Migrant Association, Inc. (RCMA) - Belle Glade Child Development Center

Description:

RCMA provides comprehensive child development services to low-income farmworker families. Children receive developmental assessments, individualized lesson plans, health and disability referrals and services as well as activities that will prepare them to enter kindergarten. The CDBG funding is used as a local match for a State DCF grant for the facility. RCMA will serve 110 unduplicated children over the course of the year. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 20 Carver Street
(City, State, Zip Code): Belle Glade, FL 33430

Specific Objective Number SL-1	Project ID 43
HUD Matrix Code 05L	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(a)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 110
Local ID	Units Upon Completion 110

Funding Sources:

CDBG	\$35,592
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$35,592

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Infrastructure

Project:
City of Riviera Beach

Activity:
City of Riviera Beach -West 35th Street Reconstruction

Description:

Comprehensive reconstruction of 1,340 l.f. of West 35th Street between Avenue 'O' and 'R'. The activity involves the installation of drainage pipes and inlet structures, concrete sidewalks, base rock, asphaltic surface, striping, and signage. The activity site is located with the City of Riviera Beach Target Area which has a total population of 1,323 and a low/mod population of 1,100 or 81.7%. This activity will benefit 172 persons that reside along the street.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

City of Riviera Beach Target Area - CT 13.02; BG 1
(Street Address): Public ROW
(City, State, Zip Code): Riviera Beach, FL

Specific Objective Number SL-3	Project ID 44
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Local government	CDBG National Objective 570.208(a)(1)(i)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 172
Local ID	Units Upon Completion 172

Funding Sources:

CDBG	\$266,901
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$266,901

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
The Salvation Army

Activity:
The Salvation Army - Center of Hope

Description:

The Salvation Army operates the Center of Hope, a 95 bed transitional housing facility that provides housing and support services to eligible single homeless men and veterans. Of the 95 beds fifty (50) beds are marked for the HUD Supportive Housing Program while the other 45 beds are marked for Veterans through the VA Housing Programs. The goal of the agency is to help homeless individuals move towards self-sufficiency, maintain sobriety, obtain employment and permanent housing, and restore their self-esteem, so they can become productive members of the community. ESG funding is for the operation/maintenance of the facility. The activity will serve 180 unduplicated persons and will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1577 N. Military Trail
(City, State, Zip Code): West Palm Beach, FL 33402

Specific Objective Number SL-1	Project ID 45
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(a)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 180
Local ID	Units Upon Completion 180

Funding Sources:

CDBG	\$16,720
ESG	\$32,712
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$49,432

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Non-homeless Special Needs

Project:
Seagull Industries for the Disabled

Activity:
Seagull Industries for the Disabled -Achievement Center Program & Work Makes Cents Program

Description:
Seagull Industries provides vocational training experience for developmentally challenged adults through its Adult Day Habitation Program. The activity provides each beneficiary with work supervision, case management, and job placement opportunities. The activity will serve 145 unduplicated persons and will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Countywide
(Street Address): 3879 W Industrial Way
(City, State, Zip Code): Riviera Beach, FL 33404

Specific Objective Number SL-1	Project ID 46
HUD Matrix Code 05B	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(a)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 145
Local ID	Units Upon Completion 145

Funding Sources:

CDBG	\$72,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$72,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Sickle Cell Foundation of Palm Beach County and the Treasure Coast

Activity:
Sickle Cell Foundation of Palm Beach County and the Treasure Coast - Sickle Cell Education

Description:

The Sickle Cell Foundation provide services in the Glades Region of Palm Beach County, including providing case management services to persons and their families who have Sickle Cell Disease/Trait and public education about the disease. The activity will be conducted in the City of Belle Glade Target Area and will benefit 302 individuals annually. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide; City of Belle Glade Target Area - CT 82.01; BG 2-6, CT 82.02; BG 1, and CT 82.03; BG 2
(Street Address): 136 S Main Street
(City, State, Zip Code): Belle Glade, FL 33430

Specific Objective Number SL-1	Project ID 47
HUD Matrix Code 05M	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 302
Local ID	Units Upon Completion 302

Funding Sources:

CDBG	\$52,500
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$52,500

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Infrastructure

Project:
City of South Bay

Activity:
City of South Bay - Palm Beach Road Reconstruction

Description:

Design and comprehensive reconstruction of 1,030 l.f. of Palm Beach Road. The activity involves the installation of roadway sub-base, asphaltic surfacing, and sidewalks. The activity site is located with the City of South Bay Target Area and within CT 83.02; BG 1 which has a total population of 2,722 and a low/mod population of 2,073 or 76.2%. The funding for this activity is provided through the Special Area of Hope allocation.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

City of South Bay Target Area - CT 83.02; BG 1
(Street Address): Public ROW - Palm Beach Road
(City, State, Zip Code): South Bay, FL

Specific Objective Number SL-3	Project ID 48
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Local government	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 2,722
Local ID	Units Upon Completion 2,722

Funding Sources:

CDBG	\$400,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$400,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Owner Occupied Housing

Project:
City of South Bay

Activity:
City of South Bay - Activity Delivery

Description:

The City of South Bay through its Community Development Department will conduct activity delivery tasks associated with CDBG-funded housing rehabilitation and demolition throughout its municipal boundaries for income eligible homeowner households. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Citywide/ City of South Bay Target Area - CT 83.02; BG 1
(Street Address): 355 SW 2nd Avenue
(City, State, Zip Code): South Bay, FL 33493

Specific Objective Number DH-3	Project ID 49
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient Local government	CDBG National Objective 570.208(a)(3)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator Housing units	Annual Units 7
Local ID	Units Upon Completion 7

Funding Sources:

CDBG	\$43,448
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$43,448

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
Urban League of Palm Beach County

Activity:
Urban League of Palm Beach County - Comprehensive Housing Counseling Program

Description:

Through the Comprehensive Housing Counseling Program, the Urban League of PBC provides foreclosure mitigation counseling, homebuyer education, pre/post mortgage counseling, home equity conversion mortgage counseling, financial literacy, and housing discrimination referrals to low and moderate income individuals and households. The activity will benefit 1,000 unduplicated individuals and will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1700 N Australian Avenue
(City, State, Zip Code): West Palm Beach, FL 33407

Specific Objective Number DH-2	Project ID 50
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 1,000
Local ID	Units Upon Completion 1,000

Funding Sources:

CDBG	\$60,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$60,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Homeless/HIV/AIDS

Project:
Urban League of Palm Beach County

Activity:
Urban League of Palm Beach County - Homeless Prevention Program

Description:

The Homeless Prevention Program is one, among others, that is operated by the Urban League of Palm Beach County. The program provides rent, mortgage and utilities assistance to persons who are at risk of becoming homeless as a consequence of being unable to pay these expenses. The \$10,000 in ESG funding will be used to provide rental assistance to at least 14 families (57 persons) at a rate which should not exceed \$700 per family. The Urban League will also provide on-going case management to each benefitting family to ensure that outcomes are achieved.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Countywide
(Street Address): 1700 N Australian Avenue
(City, State, Zip Code): West Palm Beach, FL 33407

Specific Objective Number DH-2	Project ID 51
HUD Matrix Code 03T	CDBG Citation
Type of Recipient Non-profit	CDBG National Objective
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 57
Local ID	Units Upon Completion 57

Funding Sources:

CDBG	.....
ESG	\$10,000
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$10,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Facilities

Project:
Village of Wellington

Activity:
Village of Wellington - Boys and Girls Club facility

Description:

Construction of a new Boys and Girls Club facility in the Village of Wellington. The new facility will enable the organization to provide services to an increased number of youth in the area. The activity will serve 800 unduplicated children annually.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Village of Wellington
(Street Address): 1100 Wellington Trace
(City, State, Zip Code): Wellington, FL 33414

Specific Objective Number SL-1	Project ID 52
HUD Matrix Code 03D	CDBG Citation 570.201(c)
Type of Recipient Local government	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 800
Local ID	Units Upon Completion 800

Funding Sources:

CDBG	\$47,418
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$47,418

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: Palm Beach County

Priority Need:
Public Services

Project:
West Jupiter Community Group (WJCG)

Activity:
West Jupiter Community Group (WJCG) - Tutorial Center

Description:

WJCG provides tutoring and after school enrichment programs to public school children from kindergarten through grade 6. The children served are low/moderate income and have problems that are detrimental to their education. Full day- day care services are provided during the spring and summer breaks, which provides a safe and educational program for the students. The children served come from low to very-low income one parent families who live in the Western portion of Jupiter and the surrounding area. The tutorial center has been successful in raising students grades, aiding students in passing the FCAT and preventing student drop-outs. 100 students will benefit from this activity. The activity will be completed by 9/30/2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

Limestone Creek Target Area - CT 2.10; BG 1
(Street Address): 7187 Church Street
(City, State, Zip Code): Jupiter, FL 33458

Specific Objective Number SL-1	Project ID 53
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(2)(i)(B)
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011
Performance Indicator People	Annual Units 100
Local ID	Units Upon Completion 100

Funding Sources:

CDBG	\$54,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$54,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: Palm Beach County

Priority Need:
Infrastructure

Project:
Westgate/Belvedere Homes CRA

Activity:
Westgate/Belvedere Homes CRA - Sanitary Sewer System

Description:

Phase I of a sanitary sewer system project in the Belvedere Homes Community consisting of construction of a pump station and installation of sanitary sewer lines. CDBG funds will be used to install sanitary sewer to 300 households or 852 residents based on an average household size of 2.84. Upon completion of both phases of the project a total of 600 households will be connected to a modern sanitary sewer system whereas the area is now served by individual septic tanks.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:
Belvedere Homes Target Area - CT 30; BG 1 and 2
(Street Address):
(City, State, Zip Code):

Specific Objective Number SL-1	Project ID 54	Funding Sources:	
HUD Matrix Code 03J	CDBG Citation 570.201(c)	CDBG	\$300,000
Type of Recipient Non-profit	CDBG National Objective 570.208(a)(1)(i)	ESG	
Start Date (mm/dd/yyyy) 10/01/2010	Completion Date (mm/dd/yyyy) 09/30/2011	HCME	
Performance Indicator Households	Annual Units 300	HCPWA	
Local ID	Units Upon Completion 300	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$300,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities
 Public Housing Needs

F. Geographic Distribution/Allocation Priorities 91.220(d) and (f)

1. Geographic areas

The following tables (GQ-1, GQ-2, and GQ-3) identify the geographic areas to which HCD will direct assistance during FY 2010-2011 under the CDBG Program. The tables display the following information: the agency that will implement the activity, a description of the activity, the specific areas where the activities will take place, the percentage of minority concentration in the activity service areas, and the concentration of low- and moderate-income people in those service areas. Information on minority concentration and low- and moderate-income populations were obtained using 2000 Census data. Activities that provide housing or public service benefits to low- and moderate-income persons, the homeless, and special needs populations are performed by agencies on a countywide basis.

It is estimated that \$1,477,948 or 20.1% of the County’s CDBG entitlement for FY 2010-2011 will be dedicated strictly to activities in the jurisdiction’s target areas. The tables show that the majority of CDBG expenditures for FY 2010-2011 will be for activities located in areas of the County that have a majority of low-and moderate-income persons or are provided to eligible individuals and households on a countywide basis.

Table GQ-1, Municipalities					
Implementing Agency		Activity Description	Planning Area	Minority %	L/M Conc.
1)	Belle Glade, City of	Project Implementation: Funds to assist the City’s Community Development Program	City of Belle Glade	86.8%	72.2%
2)	Greenacres, City of	Public Facilities and Improvements: Rehabilitation of building	Greenacres Target Area	61.7%	56.8%
3)	Jupiter, Town of	Housing Activities: Funds to assist the Town’s Utility connection Assistance Program	Cinquez Park Area	*	*

Table GQ-1, Municipalities (continued)

Implementing Agency		Activity Description	Planning Area	Minority %	L/M Conc.
4)	Lake Park, Town of	Public Facilities and Improvements: Renovations at Bert Bostrom Park	Lake Park Target Area	77.5%	64.1%
5)	Lake Worth, City of	Public Facilities and Improvements: Expansion of Norman Wimbley Gymnasium	Lake Worth Target Area	90.9%	75.4%
6)	Lake Worth, City of	Public Facilities and Improvements: Installation of traffic calming	Lake Worth Target Area	90.9%	75.4%
7)	Pahokee, City of	Project Implementation: Funds to assist the City's Community Development Program	City of Pahokee	88.7%	73.4%
8)	Palm Beach County Water Utilities	Public Facilities and Improvements: Chlorine System Replacement at Pahokee Wastewater Treatment Plant	City of Pahokee	88.7%	73.4%
9)	Riviera Beach, City of	Public Facilities and Improvements: Reconstruction of West 35 th Street	Riviera Beach Target Area	98.7%	74.5%
10)	South Bay, City of	Public Facilities and Improvements: Reconstruction of Palm Beach Road	South Bay Target Area	85.8%	76.2%
11)	South Bay, City of	Project Implementation: Funds to assist the City's Community Development Program	City of South Bay	85.8%	76.2%

Table GQ-1, Municipalities (continued)

Implementing Agency		Activity Description	Planning Area	Minority %	L/M Conc.
12)	Wellington, Village of	Public Facilities and Improvements: Construction of new Boys and Girls Club building	Village of Wellington	*	*
* Applicant will be gathering racial/ethnic information and income certification to determine the low and moderate income population for the specific service area.					

Table GQ-2, Unincorporated Palm Beach County

Implementing Agency		Activity Description	Planning Area	Minority %	L/M Conc.
1)	Palm Beach County Engineering	Public Facilities and Improvements: Improvements to Ohio Road	Not a HCD Planning Area	15.7%	61.9%
2)	West Jupiter Community Group	Public Services: Operating costs for tutorial center	Limestone Creek Target Area	36.6%	65.2%
3)	Redlands Christian Migrant Assoc.	Public Services: Local match for Belle Glade Child Development Center	Okeechobee Center	63.9%	97.4%
4)	Westgate/Belvedere Homes CRA	Public Facilities and Improvements: Belvedere Homes sanitary Sewer Project	Belvedere Homes Target Area	67.6%	61.4%

Table GQ-3, Countywide Activities

Table GQ-3, Countywide Activities			
Implementing Agency		Activity Description	Planning Area
1)	Adopt A Family	Public Services: Case management for Project SAFE	Countywide
2)	Aid to Victims of Domestic Abuse	Public Services: Operating costs in support of AVDA's transitional housing program	Countywide
3)	Children's Home Society of Florida	Public Services: Operation support for services provided at Transitions House for pregnant teens/teen mothers	Countywide
4)	Children's Place at Home Safe	Public Services: Operation support for children/youth services	Countywide
5)	Children's Case Management	Public Services: Operation support for the Kin Support Program	Countywide
6)	Coalition for Independent Living Options	Public Services: Operation support for services to disabled individuals	Countywide
7)	Consumer Credit Counseling Service	Public Service: Operation support to provide housing and credit counseling services	Countywide
8)	Healthy Mother/Healthy Babies	Public Service: Operation support for the Mobile Outreach Center	Countywide
9)	Juvenile Transition Center	Public Service: Development services for teens in the ESTEEM Ambassadors Program	Countywide
10)	Legal Aid Society of Palm Beach County	Public Service: Fair housing program	Countywide
11)	Lord's Place	Public Service: Job training for homeless individuals	Countywide
12)	McCurdy Senior Housing Corp.	Public Service: Case management for social service program at Quiet Waters	Countywide

Table GQ-3, Countywide Activities (continued)

Implementing Agency		Activity Description	Planning Area
13)	Palm Beach County Housing and Community Development	Housing: Countywide Rehabilitation Program	Countywide
14)	Palm Beach County Housing and Community Development	Housing: Countywide Demolition Program	Countywide
15)	Palm Beach County Housing Authority	Public Facilities and Improvements: Rehabilitation of equipment at Drexel House	Countywide
16)	Place of Hope	Public Service: Case management for children in foster care	Countywide
17)	Salvation Army	Public Service: Operation support for services at the Center of Hope Transitional Housing Facility	Countywide
18)	Seagull Industries for the Disabled	Public Service: Operation support to provide vocational training to developmentally challenged adults	Countywide
19)	Sickle Cell Foundation	Public Service: Operation support for the Glades Project	Countywide
20)	The Arc of Palm Beach County	Public Service: Operation support for the Adult Service Program	Countywide
21)	Urban League of Palm Beach County	Public Service: Operation support for the Comprehensive Housing Counseling Program	Countywide

The CDBG Program requires that over a period of time specified by the grantee, not to exceed three years (one year for Palm Beach County), not less than 70% of the aggregate CDBG expenditures shall be for activities benefitting low- and moderate-income persons. Consistent with this requirement, priority is given by HCD to eligible projects that assist of a high number of low- to moderate income persons. For those projects providing assistance on an area benefit

basis, the identification of target areas provides the necessary information on income, minority concentration and need.

To identify those geographic areas in which there is a concentration of low and moderate income persons, and racial and ethnic minorities, Palm Beach County Housing and Community Development, undertook an update of the Study to Identify HCD Planning Areas for the Community Development Block Grant Program as part of the Five Year Consolidated Plan (FY 2010-2015).

The Planning Areas (aka Target Areas), as identified in the Plan, are described using 2000 Census and estimates from the 2006-2008 American Community Survey. These sources provide HCD with information, on the social and economic characteristics of target areas, such as population, race, income and employment. Additional information on land use and condition of housing was accomplished by collecting data via surveys to municipalities and other public agencies; and by having HCD Planning Section staff perform a windshield survey of those areas that are new or have changed in size since the last study in 2003. Income information for the areas was provided by utilizing HUD's Low/Mod Income Summary Data based on 2000 Census data at a block group level.

Appendix #2 provides a list and descriptions of the Target Areas in which activities are to be funded during FY 2010-2011. It should be noted that projects in a Target Area do not automatically become eligible for CDBG funding. The CDBG Program ties eligibility to projects, rather than areas. Proposed projects are subject to independent evaluation using criteria and guidelines established by HUD and HCD, on a project by project basis.

In order to illustrate the location of activities in the County, HCD utilized ArcView 9.3 software to create eleven (11) maps illustrating the locations of the areas of the jurisdiction where it will provide assistance during FY 2010-2011. One map shows the location of activities with specified sites and areas of low -and moderate-income concentration throughout the County. The other ten (10) maps depict concentrations of racial/ethnic minorities and the locations of activities with specified sites. All maps can be found in Appendix #2. Please note that activities with confidential locations are not listed on the maps.

2. Allocation priorities, investment rationale, and underserved needs obstacles

In addition to the Consolidated Plan priorities and CDBG program requirements, funding allocations under the CDBG program are influenced by various factors, namely, establishment of target areas; application and review process; the CDBG Local Entitlement Methodology; and the prioritization provided by municipalities for their projects. These factors are discussed below.

The identification of Target Areas assists with determining the percentage of low- and moderate-income persons benefiting from area benefit projects, since as part of the criteria for selection as a target area, there must be a concentration of low and moderate income persons. It also assists with identifying the concentration of minorities in those areas. All Urban County participating municipalities as well as the unincorporated areas of Palm Beach County are provided the

opportunity to create Target Areas that meet the established criteria for designation as a target area. As a result of an update to the *Study to Identify HCD Planning Areas for the Community Development Block Program (2003-2009)* conducted during FY 2009-10, three new target areas are being added and three existing target areas are being expanded.

The County's HCD application/review process is another factor influencing CDBG allocations. To receive funding, applicants must submit applications during the regular funding cycle. All projects are reviewed using the criteria established, which includes, among others, the priorities identified in the Five Year Consolidated Plan, compliance with national objective, project feasibility/viability, and leveraging of funds. Municipalities eligible to receive an entitlement, by having an identified target area under the Local Entitlement Methodology, are required to prioritize their projects in the application as well as those projects submitted by applicants within their jurisdiction, with the exception of Countywide projects.

Under the CDBG program, preference is given to the implementation of non-housing activities in designated Target Areas, except for public service activities which are usually provided on a countywide basis. The County's CDBG program includes a Local Entitlement Methodology which is directly linked to the establishment of target areas and the basis for the distribution of funds. The Local Entitlement Methodology, described in Appendix 1 of this Plan, was devised as a mechanism to assist in reaching as many low- and moderate-income persons as possible, to expend funds where they are most needed, and ensure a fair and equitable distribution of funds between the incorporated and unincorporated areas of the County. Local entitlements are distributed to those municipalities that have identified a Target Area and have met the application/review criteria established by HCD. The Methodology provides for an additional funding strategy - Area of Hope Funding - aimed at assisting Target Areas within municipalities where the concentration of low-mod persons exceeds 70%. This strategy is implemented only if surplus funds from the unincorporated area are available. For FY 2010-11, four municipalities received additional CDBG funds to supplement their local entitlement through the Area of Hope Strategy. These are the City of Greenacres, the Town of Lake Park, The City of Lake Worth, and the City of Riviera Beach.

In general, activities funded to address homeless needs provide services on a countywide basis. This is due to the nature of homelessness and the services provided by the agencies addressing the identified needs.

The capital improvement program emphasizes the development of activities in the Target Areas, within municipalities, and within unincorporated areas particularly as part of a neighborhood revitalization effort.

Housing programs involving the construction of new single family housing, rehabilitation of single family housing, or replacement of housing, are steered to the Target Areas as part of a neighborhood revitalization effort; however, other planning areas participate as well. Construction of multi-family housing is measured against the needs identified in recent housing studies and HUD's housing data. Multi-family activities are more likely to occur on a Countywide basis. Housing acquisition activities are usually carried out Countywide; however, HOME and ADDI funds may only be used in the County's CDBG Jurisdiction.

Programs such as the Neighborhood Stabilization Program #1 and #2 have instituted in their programmatic requirements the establishment of areas in which program funds would be expended. As such, locally, under NSP1 the program included “areas of greatest needs” and under NSP2 it included Palm Beach County’s Urban Redevelopment Area (URA). These “areas of greatest need” were chosen largely on the basis of foreclosure and vacancy rates. The URA was chosen for foreclosure rate, redevelopment potential, and previous or current County investment in the area.

G. Annual Affordable Housing Goals

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

The Five Year Consolidated Plan (2010-2015) sets forth Palm Beach County's overall Housing Goal: to utilize funds that are reasonably expected to be made available to expand the supply of affordable housing, improve the quality of housing, and increase access to affordable housing to assist in meeting the needs of very-low, low-, and moderate-income renters, owners, and special needs populations, and to extend and strengthen partnerships among all levels of government and the private sector in the production, delivery, and operation of affordable housing.

Towards this goal, in FY 2010-11 the County will undertake the following actions in support of specific priority housing objectives, as summarized below:

Rental Housing Objectives

Objective 1.1—Increase the supply of affordable rental housing (DH-1)

- 1.1b—Acquisition of residential properties to create additional affordable rental opportunities
 - Assisting 16 households through an acquisition of residential properties to create additional affordable rental opportunities

Objective 1.2—Improve the quality of existing affordable rental housing (DH-3)

- 1.2a—Rehabilitation of existing rental units
 - Assisting 109 households by rehabilitating existing rental units

Objective 1.3—Improve access to affordable rental housing (DH-2)

- 1.3a—Provide direct rental assistance
 - Assisting 338 households by providing direct rental assistance.

Owner Housing Objectives

Objective 2.1—Increase the availability of affordable owner housing (DH-1)

- 2.1b—Acquisition of existing owner units
 - Assisting 19 households to acquire existing units

Objective 2.2—Improve the quality of existing owner housing (DH-3)

- 2.2a—Rehabilitation of existing owner-occupied units
 - Assisting 87 households to rehabilitate existing owner-occupied units

Objective 2.3—Increase affordability of owner housing (DH-2)

- 2.3a—Provide homeownership assistance
 - Assisting 132 households by providing homeownership assistance

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan

For FY 2010-2011, an estimated total of \$31,211,994 will be used to address identified housing needs from all sources reasonably expected to be made available, as follow:

CDBG Program

HCD will use approximately \$720,000 of FY 2010-11 CDBG funds (including \$150,000 program income) to operate housing rehabilitation (\$300,000) and demolition (\$200,000) programs.

HOME Program

FY 2010-2011 HOME funds of \$2,361,027 will be used for a First-Time Homebuyer Program (\$1,944,375) and CDHO-administered activities (\$416,652).

Public Housing Authorities

For FY 2010-2011, 133 vouchers (Section 8) are expected to become available through turnover of existing program participants (assuming 5% annual turnover). Additionally, Palm Beach County expects to receive 205 new Family Unification Program vouchers. None of the PBC CDBG Entitlement Jurisdiction's housing authorities are expected to construct new public housing units during FY 2010-2011.

Neighborhood Stabilization Program 1

FY 2010-2011 NSP 1 funds of \$17,845,811 will be used for housing activities. Of this sum, \$12,845,811 will be expended under a First and Second Mortgage Program, and \$5,000,000 under the Residential Redevelopment Program.

Neighborhood Stabilization Program 2

Under this program, the County was awarded \$50,000,000 to undertake a Second Mortgage Program, Housing Acquisition and Rehabilitation Program (Residential Redevelopment Program) and a Redevelopment Program (Neighborhood Redevelopment Program). Assuming that 25% of the funding allocation under the second mortgage program (\$2,290,000) will be expended during FY 2010-11, some 26 housing units will be made available to eligible homebuyers under the program.

Table below quantifies, by activity type and income group, the proposed accomplishments that the County will pursue during FY 2010-2011 to address specific priority housing objectives. In summary, \$21,494,238 will be used to assist 238 owner households and/or ownership units, including rehabilitation of 87 units and acquisition of 151 units. \$4,687,756 will be used to assist 463 renter households and/or rental units, including rehabilitation of 109 units, acquisition of 16 units for affordable rental, and 338 rental assistance vouchers. All assistance will be provided to low- and moderate- and middle income households or provided to housing units that will be occupied by such households at affordable rates. Based on expected resources and program plans, it is the County's goal for FY 2010-2011 to provide affordable housing assistance to an estimated 701 non-homeless households, including 275 special needs households.

The distribution of proposed accomplishments among income groups was guided by Five Year Plan targets, the program requirements of expected resources, recent trends in program performance, priority housing needs, and current housing market characteristics. The actual distribution of accomplishments will be in large part determined by factors beyond the County's control, primarily: 1) the ability of very-low and low-income households to obtain a sufficient level of private first-mortgage financing; and 2) the income-targeting characteristics of housing developments requesting funding assistance, as determined by the financial viability of the project and the requirements of other non-County housing assistance programs.

		Specific Objective(s)	Income Group	Proposed Accomplishments			FY 2010-11 Expected Funding & Program Sources
				Five Year	Annual	FY 2010-11	
OWNER	New Construction	2.1.a	0-30%	0	0	0	N/A
			31-50%	0	0	0	
			51-80%	0	0	0	
			81-120%	0	0	0	
	Rehabilitation*	2.2.a	0-30%	49	9	9	CDBG-\$720,000 SHIP-\$300,000
			31-50%	63	12	23	
			51-80%	66	13	46	
			81-120%	9	1	9	
	Acquisition	2.1.b; 2.3.a	0-30%	64	12	9	HOME-\$2,361,027 NSP1-\$12,845,811 NSP1-\$2,977,400 NSP2-\$2,290,000
			31-50%	142	28	49	
			51-80%	227	45	71	
			81-120%	80	16	22	
	TOTAL OWNER				700	136	238	$21,494,238
RENTER	New Construction	1.1.a	0-30%	41	8	0	N/A
			31-50%	49	9	0	
			51-80%	74	14	0	
	Rehabilitation	1.2.a	0-30%	109	21	109	CDBG-\$52,628
			31-50%	12	2	0	
			51-80%	12	2	0	
	Acquisition	1.1.b	0-30%	4	N/A	4	NSP 1-\$2,022,600
			31-50%	3	N/A	3	
			51-80%	9	N/A	9	
	Public Housing & Rental Assistance	1.3.a	0-30%	869	173	321	SECTION 8- \$952,949 FUP-\$1,659,579
			31-50%	45	9	17	
			51-80%	0	0	0	
	TOTAL RENTER				1,227	238	463	$4,687,756

- 1) Proposed accomplishments for FY 2010-2011 are based on expected resources, trends in program performance, and priority needs, or are based on approved program plans.
- 2) Households/units which might be assisted with competitive program resources are not included among accomplishments.
- 3) Rehabilitation includes 30 housing units to be provided with utility connection/impact fee assistance through SHIP and 28 housing units to be assisted with CDBG utility connection/impact fee.
- 4) Public Housing/Rental Assistance includes: a) newly constructed/acquired public housing units; and b) households newly-assisted through voucher programs assuming a five percent (5%) annual voucher turnover rate and new vouchers issued.

Section 215 Goals

Palm Beach County's Five Year Consolidated Plan for 2010-2015, estimated that 80% of assisted owner units and 80% of assisted renter units will meet the 215 definitions for affordable owner and renter housing, respectively. However, closer examination of rental activities for 2010-2011 yields an estimate of 100% of assisted units meeting the Section 215 definition. HUD Table 3B below quantifies the County's Section 215 goals by activity type. Although the table does not provide for identification of use of NSP resources, the housing figures provided include those assisted with NSP funds.

**U.S. Department of
Housing
Development**

OMB Approval No. 2506-0117

and Urban

(Exp. 4/30/2011)

Table 3B

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Palm Beach County Program Year: 2010-2011	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	560	TBD	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	220 duplicated	TBD	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	560	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	16	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	109	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	338	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

Total Sec. 215 Affordable Rental	463	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	15	TBD	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	0	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	70	TBD	X	<input type="checkbox"/>		
Homebuyer Assistance	106	TBD	<input type="checkbox"/>	X		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	191	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	31	TBD	<input type="checkbox"/>	X		<input type="checkbox"/>
Production of new units	0	N/A	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	179	TBD	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	338	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	106	TBD	<input type="checkbox"/>	X		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	654	TBD	X	X	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)	701	TBD				

H. Public Housing 91.220(h)

1. Belle Glade Housing Authority (BGHA)

The Belle Glade Housing Authority is an independently operated housing authority that, historically, has specialized in providing affordable housing opportunities for low-income farm workers and their families. This goal is predicated on the basis that the Lake Region Area (Glades Area) of Palm Beach County is one of the largest agricultural producing regions in the United States. Consequently, many of the associated supportive services coordinated with the provision of housing are focused upon providing for the needs of low-income farm workers. Moreover, as an independently operated agency, the Belle Glade Housing Authority is fully self-sufficient by the virtue of the fact that the rents collected facilitate the payment of operational expenses.

Currently, the BGHA operates a total of 714 public housing units at two housing centers - 400 units at the Okeechobee Center and 314 at the Osceola Center. The Osceola Center is within the Belle Glade city limits, and the County provides police and fire protection by contract. The city provides water utilities and trash pick-up services for this center. The Okeechobee Center is located within the unincorporated area of Palm Beach County. The County provides fire services and police protection for this center via the County's Sheriff's Department. The Housing Authority is responsible for the road maintenance for the centers.

The Belle Glade Housing Authority does not receive funding from HUD. For FY 2010-11, the authority will receive approximately \$540,000 for rental and utility assistance to 235 tenants through the U.S. Department of Agricultural (USDA) Rural Development Rental Assistance Program. In addition, the BGHA has 5.2 million dollars of USDA Repair & Rebuild funds for a rehabilitation project that started in 2010. The project consists of installing central air and heat in all of the units, installing impact resistant windows and rehabilitating bathrooms in 310 oldest units to include all new fixtures and newly tiled tub walls. This project should be completed in 2011.

Efforts undertaken by the BGHA to empower effectively the residents of the BGHA include improvements of the following three (3) initiatives: 1) Management and operation of public housing, 2) Living environment of public housing residents; and 3) The involvement of public housing residents in the management of public housing. These initiatives are constantly being refined and/or expanded to meet the need of the public housing residents.

The following summarizes activities that are currently, or will soon be, undertaken by BGHA to increase and improve the involvement of public housing residents in the management of their public housing:

- ▶ Redlands Christian Migrant Association, Inc. (RCMA) will continue to provide day care services at the Belle Glade Day Care Center, located at the BGHA Okeechobee Center, 20 Carver Street, Belle Glade, Florida. RCMA will provide services, including, but not limited to education and child development skills for approximately 100 children from

low-income families. Additionally, child care services provided by RCMA empower parents residing in public housing units to seek economic self-sufficiency. HCD has consistently awarded CDBG Program funds to RCMA to assist in providing such services.

- ▶ The BGHA has donated space to Planned Parenthood of the Treasure Coast to conduct after school and continuing education programs.
- ▶ In conjunction with the Police Athletic League, BGHA continues to co-sponsor football and basketball teams for the children of its tenants.
- ▶ The BGHA will continue to coordinate with law enforcement agencies including the Palm Beach Sheriff's Department to assist efforts to reduce drug activity, vandalism, and crime. BGHA has donated space to the Sheriff's Department to use as an on-site sub-station at both the Okeechobee and Osceola public housing complexes.

2. Pahokee Housing Authority (PHA)

The Pahokee Housing Authority (PHA) owns and operates 474 public housing units which are divided as follows: 75 units at McClure Village, 200 units at Padgett Island Homes, and 199 units at Fremd Village. McClure Village is located within the City's boundary; however, Padgett Island and Fremd Village are within the unincorporated areas of Pahokee.

The PHA Board of Commissioners is appointed by the Mayor of the City of Pahokee. The City provides water, sewer services, and fire protection to PHA's residential units in both the incorporated and unincorporated areas. The Palm Beach County Sheriff provides protective services to all developments. PHA has a Cooperation Agreement with the City of Pahokee and Palm Beach County. Under the agreement, the PHA makes a payment in lieu of taxes in exchange for certain services, e.g. fire, protective services and street maintenance.

In 2010, the PHA is expected to receive \$3,364,077 in grant funds to help meet housing needs. These funds will be used to renovate existing housing stock as well as to help create new housing. The funds include \$1,741,310 under the Public Housing Operating Subsidy Program, \$982,459 under The Capital Grant Program, and \$640,308 Section 8 Housing Choice Voucher Program funds.

As part of its FY 2010-11 goals, PHA will continue its initiatives to redevelop the former L.L. Stuckey Homes development. This site consists of approximately eight acres which previously housed 40 Public Housing Units. In conjunction with this site, PHA will initiate activities to develop 20 acres of vacant properties owned by the Authority. PHA presently has approximately 300+ applicants on its Public Housing and Section 8 waiting lists. This is indicative of the need for additional housing for low- and moderate income families. Development of these properties will enable PHA to create a mixed income community that will better meet the housing needs of these and other families.

PHA presently has approximately 346 applicants on its Public Housing and Section 8 waiting lists. This is indicative of the need for additional housing for low- and moderate income families. Development of these properties will enable PHA to create a mixed income community that will better meet the housing needs of these and other families.

Residents' involvement in management is imperative to the success of PHA's operation. For this reason, PHA will continue to encourage residents' involvement in tenant meetings, Board of Commissioners meetings, empowerment training, and other activities.

PHA has an active Residents Advisory Board, which is comprised of residents from each housing program (Public Housing and Section 8 HCV). These individuals are involved in setting goals and objectives during PHA's Agency/Annual Plan planning process. Many activities undertaken by the PHA are carried over from previous fiscal years; however, they are continuously being refined to meet the needs of public housing residents.

PHA strives to help residents who want to own their own homes. In preparing for such endeavor, PHA recognizes that other essential needs must be met. To this end, the Authority has implemented the following programs and practices:

- ▶ PHA continues to refer residents to the local Prosperity Center for homeownership assistance. This program provides homebuyer education and matching funds to residents as they set aside monies towards purchasing a home.
- ▶ PHA will continue to collaborate with agencies to provide homebuyers workshops and training. The training/workshops will include budgeting, credit counseling, improvement of social structure through family strengthening and how to maintain a home after the purchase, among other things.
- ▶ PHA will continue its partnership with Workforce alliance to offer skill building, on-the-job training, job readiness, and employment opportunities.
- ▶ PHA strongly encourages Section 3 participation among contractors who receive federally funded contracts. This provides employment and skill-building opportunities to PHA residents and local communities.
- ▶ PHA continues to collaborate with Bright Ideas Educational Foundation to provide child care services to allow residents the opportunity to seek educational and professional development, as well as job opportunities. Bright Ideas gives priority to PHA residents with respect to hiring and intake.
- ▶ PHA has secured funds to a Resident Services Coordinator. The sole focus of the Coordinator will be to implement residents' initiatives to promote self-sufficiency.
- ▶ PHA's staff continues to provide three activities per month through collaboration with other agencies including health and safety, family strengthening, homebuyer essentials, drug awareness, personal development, and self motivation.
- ▶ PHA continues its alliance with the Comprehensive AIDS Program (CAP) to educate families on the facts about HIV/AIDS and related health concerns.
- ▶ PHA, in partnership with the Palm Harbour Preparatory Program, offers an after school tutorial program to residents. The program serves approximately fifty (50) students. The focus of this program is to provide academic instruction in reading comprehension and math strategies that will help students on the FCAT.
- ▶ PHA works in collaboration with PBC Sheriff's Office (PBSO), to provide education and crime prevention programs to residents. Such early intervention programs offer a healthy and safe social environment for residents and enable youths to engage in wholesome recreational activities. This has proven successful in reducing juvenile delinquency and combating crime in public housing. The activities offered during these programs are

essential in helping youths learn to communicate effectively and deal with conflict without resorting to violence.

- ▶ PHA continues to collaborate with the PBSO to help combat crime in public housing. PHA provides office space in two of its housing developments to PBSO's Community Policing Unit. The visibility of these officers helps to curtail problems of mischief and crime.
- ▶ PHA contracts with the City of Pahokee Recreation Department to offer an after school program for middle-school aged children. This program offers preventive and early intervention measures to redirect children from violence and crime. It also helps build remediation and other skills suitable for succeeding the FCAT.
- ▶ PHA provides office space for Fair Housing and Equal Opportunity staff. This is critical in helping residents understand their rights and responsibilities as they relate to renting and purchasing of their own homes.
- ▶ PHA has a Memorandum of Understanding with Florida Department of Juvenile Justice. This delinquency prevention program provides a continuum of prevention services to reduce violence and juvenile delinquency.
- ▶ PHA collaborates with the Pahokee Beacon Center to provide family strengthening, remedial and other supportive services to residents. The Beacon Center houses an array of services and programs, including those provided by the Housing Partnership.
- ▶ PHA continues to administer its Family Self Sufficiency (FSS) Program under its Section 8 HCV Program. This program empowers participants to excel and assists them in meeting their personal and professional goals. PHA also plans to implement an FSS Program for public housing residents.

3. Palm Beach County Housing Authority (PBCHA)

The PBCHA operates 495 public housing units which are located as follows: 26 family units (scattered sites in Boynton Beach), 19 single family homes (Boynton Beach/Lake Worth area), 100 housing units for the elderly (Drexel Apartments), 134 units including 50 units for the elderly and disabled (Dyson Circle Apartments), 75 family units (Schall Circle), 75 family units (Seminole Circle) and 66 family units in South Bay (Marshall Heights).

During FY 2009-10, PBCHA received \$923,801 under the formula based Capital Funds Program (CFP) and expects to receive the same amount for FY 2010-2011.

The PBCHA received \$18,418,671 for 1901 Housing Choice Vouchers under the Section 8 Program during FY 2009-2010. This amount included \$1,659,579 for 205 Housing Choice Vouchers under the Family Unification Program (FUP).

The following summarizes activities which are being, or will be undertaken by PBCHA to increase and improve the involvement of public housing residents in the management of their public housing:

- ▶ PBCHA continues to collaborate with the PBC Sheriff's Office (PBSO) to help combat crime in public housing. PBCHA provides office space in three (3) of its housing developments to PBSO's Community Policing Units.
- ▶ The Family Self Sufficiency (FSS) Program has been implemented under the Section 8 program and includes case management of clients through Life Improvement for Tomorrow, Inc. The FSS Program Manager oversees the program for both Section 8 participants. PBCHA applied for \$76,954 of HUD funding for the salary and benefits for the FSS Coordinator. The estimated annual cost to manage the program is \$100,000.
- ▶ As part of the PBCHA's annual budget, there is a set-aside of \$25.00 per household to help establish and fund Resident Councils at three of the authority's locations. There are presently two (2) active Resident Councils at five (5) of the Authority's locations. There are presently two (2) active Resident Council Organizations that are chartered at Drexel house and South Bay (Marshall Heights). There will be start-up elections possibly this year at Dyson Circle and Schall Circle.
- ▶ The comprehensive daycare facility at Dyson Circle has been closed and the building has been completely reconditioned and is currently being used as office space for project-based management, maintenance, police activity, and resident services.
- ▶ The PBCHA has one (1) resident serving on its Board of Commissioners, as required by Florida Statutes. This resident was of the Drexel House Community was appointed by the Governor of Florida for a term of three (3) years on the board.
- ▶ The PBCHA has computer learning centers at its Drexel Apartments location. A computer GED program has been established at Dyson Circle and Schall Circle.
- ▶ After school programs are established at all three levels (Elementary, Middle, and High School) in cooperation with Florida Atlantic University and New Beginnings.
- ▶ Parenting classes, money management training, pregnancy prevention, and sports activities are ongoing at each of the public housing sites.

4. Riviera Beach Housing Authority (RBHA)

The Riviera Beach Housing Authority (RBHA) does not currently own an inventory of public housing units or operate a voucher program. RBHA had hoped to develop 140 tax credit rental units at the Emerald Palms site located at 2104 West 17th Court, Riviera Beach (the former Ivey Green Development). The Florida Housing Finance Corporation awarded \$21 million in 2008 Low Income Housing Tax Credits (LIHTC) for the project. However, because of the weakened financial market and the decreased value of tax credits and other factors, the 2008 allocation of 21 million dollars annually of LIHTC was returned to the Florida Housing Finance Corporation.

The RBHA does not anticipate a Public Housing Operating Subsidy for fiscal year 2010-11. Unless the Authority secures other operating funds, it will most likely have to cease its operations indefinitely.

If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

There are no housing agencies in Palm Beach County jurisdiction at this time designated as “troubled.”

I. Homeless and Special Needs 91.220(i)

1. Plan for the investment and use of available resources

Palm Beach County is dedicated to improving the housing opportunities of all of its residents. The homeless population and those threatened with homelessness are of particular concern and therefore included as a primary component of HCD’s overall action plan. For FY 2010-2011, the Board of County Commission (BCC) identified activities serving the homeless population as a priority for CDBG funding and placed a greater emphasis on applicants proposing activities that serve the local homeless population. With the County’s growing population and the current economic crisis, HCD does not anticipate an independent decline in the local homeless population in the upcoming years. As a result, governments and non-profit agencies, including religious organizations will continue to provide the facilities and services to meet the immediate needs of the homeless individuals and families, assist them in obtaining self-sufficiently, and help prevent at-risk individuals and families from becoming homeless. In its Five Year Consolidated Plan, Palm Beach County has stated that the funds that are reasonably to be made available in coordination with other organizations will be utilized to assist homeless persons obtain appropriate housing, to assist persons at risk of becoming homeless and to assist in the implementation of the of the County’s *Ten Year Plan to End Homelessness in Palm Beach County*.

A variety of sources including government, private, and other public sources exist to fund facilities and services that benefit the homeless and those at risk of being homeless. Information available to HCD indicates that during FY 2010-2011 approximately \$20,420,493 will be available from various sources to directly address homelessness, fund the provision of assisted living services, and provide services to prevent homelessness. The available funds passed through HCD account for a significant increase in resources over the past fiscal years. This is primarily due to the funding allocation received through the Housing and Economic Recovery Act of 2008 (HERA) and the American Recovery and Reinvestment Act of 2009 (ARRA) in response to the nation’s economic crisis. The funds will be expended by 21 agencies, some of which will receive funds from more than one source. Eleven (11) homeless activities will be funded with ESG funding and seven homeless activities will be funded under the CDBG program. Nineteen (19) activities will be funded under the Continuum of Care.

Funds allocated to homeless providers during the year will be used to assist persons who are homeless, at risk of becoming homeless, or are in need of permanent supportive housing. Specifically as it relates to the CDBG and ESG Programs, based on proposed accomplishments reflected in the agencies’ applications for funding under both programs, the annual number of beneficiaries expected to be served is as follows: CDBG Program will provide assistance to an estimated 550 unduplicated persons, and the ESG Program will provide assistance to approximately 2,333 unduplicated persons. Furthermore, the Homeless Prevention and Rapid Re-Housing Program will provide assistance to approximately 390 unduplicated households.

Chronic Homeless

Palm Beach County is committed to providing support towards HUD's goal of eliminating chronic homelessness by the year 2012. HUD defines the chronic homeless as an unaccompanied disabled individual with a disabling condition who has been continuously homeless for over one year or who has experienced at least four episodes of homelessness during the past four years. The newly adopted HEARTH Act further extends the definition of chronic homeless to include families. Based on HUD's definition, during the 2009 Point-in-Time County, Palm Beach County had 417 chronically homeless individuals. To serve the county's chronic homeless population, Palm Beach County will fund or support applications for funding aimed at ending chronic homelessness and expand or implement those services that have demonstrated to be effective in eliminating chronic homelessness.

During FY 2010-2011, Palm Beach County continued its adopted policy of awarding bonus points to the applicants of the ESG program whose specific activity will benefit the chronic homeless population. The county also assigned emphasis be placed on the funding of CDBG public service activities that address homeless issues or serve the chronic homeless population. Further proof of the County's commitment to address chronic homelessness is gleaned from the priority list of agencies and activities which were funded under the 2009 Continuum of Care.

Under the FY 2010-2011 CDBG and ESG funding cycle, two agencies (The Salvation Army and The Lord's Place) were provided funding under the CDBG and ESG Programs to address the needs of the chronically homeless.

The 2009 Continuum of Care award showed that four agencies, namely The Salvation Army, The Lord's Place, Gulfstream Goodwill, and Oakwood Center were funded to assist chronically homeless persons.

Emergency Shelter Grants (ESG) Program

Palm Beach County has been allocated \$299,384 from U.S. HUD through an entitlement formula under the ESG Program for FY 2010-2011. Palm Beach County's ESG Program focuses on assisting non-profit service-provider agencies with funds for operations and maintenance of emergency shelters and transitional housing, for essential services to the homeless, and for homeless prevention activities, as defined by ESGP regulations. Due to the small amount of funds received from HUD, HCD does not award ESGP funds for payment of agency staff salaries, provision of essential services for the homeless, or for the renovation, major rehabilitation, or conversion of structures, although they are eligible activities. An amount of \$14,969 (representing 5% of the county's total allocation) will be reserved to cover some of the HCD staff cost for administering the program. Subrecipient agencies provide services countywide to individuals and families who are homeless (or chronic homeless), or are at risk of becoming homeless. Served within these broad categories are sub-populations identified and/or prioritized by the county or by the continuum of care process. The following table represents the ESG funding recommendations and the number of proposed beneficiaries, set forth by eligibility category.

**EMERGENCY SHELTER GRANTS PROGRAM (ESGP)
FY 2010-2011 FUNDING RECOMMENDATIONS**

Agency	Amount Requested	Recommended Funding		Beneficiaries Individuals		
		Operation/Maintenance (O/M)	Homeless Prevention (HP)	O/M	H/P	Total
Adopt-A-Family of the Palm Beaches	\$ 36,000	\$ 30,461		160		160
Aid to Victims of Domestic Abuse	\$ 30,000	\$ 30,000		250		250
Center for Family Services	\$ 70,000	\$ 28,050		135		135
Children's Case Management Organization	\$ 24,000	\$ 12,000	\$ 12,000	120	285	405
Children's Home Society of Florida	\$ 26,070	\$ 21,404		266		266
Children's Place At HomeSafe	\$ 25,000	\$ 25,000		90		90
Farmworkers' Coordinating Council	\$ 70,200		\$ 31,118		564	564
The Lord's Place- Family Program	\$ 40,000	\$ 25,835		126		126
The Lord's Place-Men's Recovery Ctnr	\$ 35,000	\$ 25,835		100		100
Salvation Army	\$ 50,000	\$ 32,712		180		180
Urban League of PBC	\$ 10,000		\$ 10,000		57	57
TOTAL	\$416,270	\$231,297	\$ 53,118	1,427	906	2,333
Statutory Spending Caps		\$284,415 (n/a)	\$85,324 (30%)			

2. Action steps to address needs of persons not homeless identified

Homeless and Special Needs Population activities are directed toward those who are not homeless but who require special needs services and supportive housing. The county has a number of services and programs that offer assistance to individuals, families and those with chronic disabilities.

Palm Beach County will address the priority housing and supportive service needs of persons who are not homeless but who require supportive housing. Some special needs services are currently being addressed through County sponsored programs. Senior Citizens are assisted through the County's social service programs and activities that are facilitated by the Area Agency on Aging of Palm Beach and the Treasure Coast. Funds are also set aside through the CDBG program to address housing emergency rehabilitation and retrofitting for the elderly and disabled. Special needs services that are not directly provided by the County such as housing for persons with AIDS, foster care programs, mental health disorders and substance abuse are addressed by the County through coordination with a network of social service providers. Palm Beach County's Five Year Consolidated Plan identifies the County's non-homeless special needs population. The table below (HUD's Table 1-B) summarizes the various Special Needs subpopulations in the County.

**Special Needs (Non-Homeless) Populations
HUD Table 1B**

SPECIAL NEEDS POPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
Elderly	High	Housing Need	\$2,000,0000	9,000	1,800
Frail Elderly	High	Medical	\$215,000	1,840	368
Severe Mental Illness	High	Case Management Services	\$2,216,000	610	122
Developmentally Disabled	High	Group Homes Needed to Service Disabled Clients	\$133,000	10,000	2,000
Physically Disabled	High	Public Transportation Needs; Housing units Adult-living facilities	\$8,680,250	1,530	306
Persons w/ Alcohol/Other Drug	High	Transitional Housing Units	\$20,350,000	550	115

Addictions		Beds and Substance Abuse Training			
Persons w/HIV/AIDS	High	Housing & Case Management	\$150,000	5,500	1,100
Victims of Domestic Violence	Medium	Domestic Violence shelter Emergency beds	\$200,000	1,475	295
TOTAL			\$51,944,250	30,505	6,106

*Palm Beach County Five Year Consolidated Plan
October 2010-September 2015*

Palm Beach County’s Non-Homeless Special Needs Goal is to increase the supply of supportive housing for the non-homeless special needs population by utilizing funds that are reasonably expected to be made available and by coordinating with other agencies and service providers.

In order for the County to achieve its goal, Palm Beach County shall fund or support applications for funding that increase the supply of supportive housing which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families to reside in decent housing. In addition, Palm Beach County shall fund or support applications for funding improvements to existing homes through structure enhancements to facilitate independent living of the elderly and disabled in the community.

To achieve these goals and ultimately meet the county’s non-homeless special needs for FY 2010-2011, the County will undertake the actions steps listed below:

- a. Palm Beach County HCD will continue to fund the Special Needs/Barrier Free Housing Program.
- b. Palm Beach County HCD will continue to support applications by other agencies or County departments for funding to meet the needs of non-homeless persons with special needs through providing consistencies with the County’s Consolidated Plan and through participating in appropriate bodies.
- c. Palm Beach County HCD will target that at least 10% of the households assisted with CDBG and HOME funds shall fall under the category of special needs as defined and described within the Consolidated Plan.
- d. Palm Beach County, through its Department of Community Services, will continue to allocate Ryan White Title I funds to agencies to provide housing and support services to persons with HIV/AIDS and their families.
- e. By the end of FY 2010-2011 Palm Beach County shall provide assistance to 275 households. (Households are reported rather than persons because some agencies only serve families or because some agencies serve what in effect are one-person

households based on the living arrangements (e.g. a room in an assisted living facility).

Housing Opportunities for People with AIDS

Palm Beach County does not receive or administer Housing Opportunities for People with AIDS (HOPWA) funds. The City of West Palm Beach receives and administers HOPWA funds on behalf of the entirety of Palm Beach County.

3. Planned action steps for homeless prevention

The most logical approach to combating homelessness is to address the factors that threaten individuals and families with children with the potential of losing their housing before the threat becomes a reality. Keeping individuals and families in their current residence is most often easier and less costly than placing them into permanent shelter once they have entered the emergency shelter system.

The *Ten Year Plan to End Homelessness in Palm Beach County* names homeless prevention as a goal. The Plan states that investments in prevention initiatives can effectively prevent homelessness for people at risk of losing their homes. The Plan outlines mortgage/rental assistance, utility assistance, counseling/advocacy and legal assistance as key components of a homeless prevention initiative. The Plan states that the preventive measures should offer permanent solutions, with a special emphasis on increasing individual's income, creating more affordable/accessible housing options, and improve individual's access to mainstream resources. During FY 2010-2011, HCD will continue to support, through its grant programs, agencies that provide homeless prevention services that include emergency payment of delinquent rent, utility assistance, budgeting and credit counseling, food and food vouchers, legal assistance and counseling services. HCD will continue to operate its Single Family Rehabilitation and Single Family Replacement Housing Programs. The intent of these programs is to prevent the deterioration of housing, which could lead to homelessness. HCD will continue to use ESG and other available funding to support agencies that provide direct homeless prevention services, primarily one-time emergency rent, mortgage and utility assistance. In FY 2010-11, HCD, in coordination with the ESGP Advisory Board, provided funding to three (3) agencies that provide direct homeless prevention activities. These activities are expected to serve 906 unduplicated persons who are at-risk of becoming homeless.

J. Barriers to Affordable Housing 91.220(j)

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Palm Beach County will continue to implement strategies to remove barriers to affordable housing, especially where they are caused by the negative effects of public policies and the prevailing economic and social conditions. These strategies are designed to improve the shortage of affordable housing in the County and to ensure the provision of affordable units to the residents of Palm Beach County. The provision of financial assistance is one mean by which the County currently assists prospective homebuyers and developers who are seeking to purchase or construct affordable housing units. This strategy, in addition to others discussed hereunder, will generally be carried out through programs implemented by The Department of Housing and Community Development (HCD), and Planning, Zoning and Building Department (PZ&B).

- HOME First-time Homebuyer programs, which are described in more detail in the “HOME” section of this plan, will be carried out by HCD and are designed to reduce prohibitive cost barriers to affordable housing.
 - Under the Neighborhood Stabilization Program #1, first and second mortgages have been approved for eligible homebuyers who are actively looking to purchase foreclosed and vacant properties in specified “areas of concern” throughout Palm Beach County. Additionally, marketing strategies, such as a “foreclosure caravan”, have been implemented to assist eligible homebuyers to find a home under NSP-1.
 - Under the Residential Redevelopment Program, which is component of NSP-1, funding in the amount of \$5,000,000 was approved to assist eight (8) municipalities, non-profit and public agencies to find, acquire, rehabilitate and either re-sell or rent housing units to very low, low and moderate income households within the specified areas of concern.
 - Under the Neighborhood Stabilization Program #2, second mortgages will be available to qualified first time homebuyers to assist in the purchase of foreclosed properties within the Urban Redevelopment Area (URA) as designated by the County. Funding in the amount of \$20M will also be available this year for municipalities, non-profit and public agencies to acquire and rehabilitate foreclosed and vacant residential properties within the URA for re-sell or rent to very low, low and moderate income households. Additionally, \$16M will be made available to developers of new rental housing who set set-aside a substantial number of units for very-low and low income households.
- a) The Workforce Housing Program provides for the development of workforce housing units in all new residential developments in unincorporated Palm Beach County. This mandatory program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make the community economically viable. The program requires all new residential projects that consist of 10 or more units to provide varying percentages of homes as deed restricted housing targeting incomes ranging from 60-150% of AMI. In November 2009, the Board of County Commissioners (BCC)

amended the program to allow developers to apply for a density bonus incentive of up to 30% for low residential (1-3 structures per acre) and up to 100% for new medium residential (5 units) through high residential (18 unit) developments. In order to receive approval for the incentive, developers are required to sell or rent at least 40% of the units as Workforce Housing Units.

- b) The County's Comprehensive Plan is a growth management tool that contains policies that may, at times, become barriers to affordable housing. However, provisions have been made throughout the Plan to alleviate these barriers and to provide incentives for the provision of affordable housing. Policies relating to affordable housing are addressed in the Future Land Use Element and Housing Element of the Plan. These elements are regularly reviewed through the Evaluation and Appraisal Report (EAR) process to, among other things, address barriers to the provision of affordable housing.
- c) The Palm Beach County Impact Fee Ordinance was designed to minimize impact fees for smaller, more affordable homes, by calculating the fee on the total square footage of the house.
- Traffic Performance Standards Affordable Housing Exception as identified in the Palm Beach County Unified Land development Code (ULDC), allows developers to have additional trips for their traffic counts as an incentive to construct very low and/or low income housing. The extra trips allow developers to build more units. By providing the ability to build more units, the cost of construction is reduced for the developer. Projects that are to be 100 percent very low and low income affordable housing may be eligible for a reduction of one percent of traffic volume on impacted county roadways.
- d) Accessory Affordable Housing in the "INST" 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 their existing operation facility (i.e., church site with elderly housing).
- e) Zero Lot Line Developments are permitted by Palm Beach County Unified Land Development Code (ULDC) and by a majority of the municipalities in the jurisdiction. This method of land development has become particularly advantageous in the usage of small lots, enabling low- and moderate-income housing builders to reduce costs by utilizing less land. This has also worked particularly well where infill housing has taken place in some of the older city areas throughout the jurisdiction, where existing neighborhoods have been platted with extremely small lot sizes.
- f) A One-stop Permit Process designed to result in continual improvements to the permit issuance process and an associated level of service is implemented by the Building Division of PZ&B. By lessening the time required for developers to acquire necessary building permits, the one stop permitting process has reduced the time previously required to initiate

the construction process. This results in a monetary savings to the developer that may be passed on to prospective low and moderate income homebuyers. Additionally, non-profit agencies attempting to develop affordable housing may also benefit by the enhanced one-stop process.

Other County Departments have also initiated programs which are designed to promote affordable housing. Some of these are described below:

- The Comprehensive Plan requires the preparation of an inventory of surplus County owned and other publicly owned land suitable for affordable housing development. The list continues to be prepared and maintained by Palm Beach County's Property and Real Estate Management (PREM) Division and is reviewed annually to identify sites which are suitable for affordable housing development and special needs housing. HCD has utilized surplus properties in the past in its affordable housing activities and has coordinated donation of surplus properties to non-profit agencies for the development of new affordable housing.
- Palm Beach County Water Utilities Department implements the Deferred Payment Program (DPP) which allows existing homeowners to amortize water and sewer hook-up fees over a ten year period. This program was established in 1993 and is designed to assist owners of existing homes, which are currently hooked up to well and septic systems, to hook up to newly expanded or constructed water and sewer systems. The impact fees are paid back over a ten year period with an annual interest rate of eight (8) percent. In order to enter into the program, a lien is required to be placed on the property until the final payment is made. This program reduces the financial impact of the imposed fees while expanding utility services in Palm Beach County.
- In order to make multiple infrastructure improvements affordable to property owners, the BCC, in November 1995, approved amendments to the Water Utilities Assessment and the Municipal Service Taxing Unit (MSTU) Ordinances. The amendments extended the number of years allowable for assessments to be paid from 10 to 20 years, thereby reducing the financial impact on property owners and contributing to the affordability of housing in the County.
- As a separate entity, the Community Land Trust of Palm Beach County, Inc. (CLT of PBC) was founded by Palm Beach County as a non-profit housing provider to help address the need for affordable housing in the County. Like other affordable housing providers, the CLT of PBC either develops, or causes to be developed, housing to be sold to very-low, low, and moderate income homebuyers at an affordable price. The CLT sells the home only to homebuyers and retains ownership of the underlying land for the benefit of the community in perpetuity. The CLT was awarded funding under the Neighborhood Stabilization Program #1/Residential Redevelopment Program to acquire at least (4) single family housing units for re-sale to eligible homebuyers. Additionally, the CLT is developing a 7.29 acre parcel of land donated by Palm Beach County. This parcel was originally acquired by the County with CDBG funding. Ultimately, the development will provide a range of seventy-six (76) permanently affordable housing units consisting of both rental units and single family houses.

K. Other Actions 91.220(k) (see 91.215(a), (b), (i), (j), (k), and (l)).

1. Description of actions that will take place during the next year to:

a) Address obstacles to meeting underserved needs.

The Five Year Consolidated Plan (2010-2015) identified the lack of sufficient funding resources as the primary obstacle to meeting underserved needs relating to housing, homelessness, and non-housing related community development needs. The County attempts to maximize the amount of resources available by applying for other non-entitlement, non-formula-based, funding sources for such activities, by providing funds from general revenues, and by supporting funding applications from entities within the jurisdiction. The County also strives to make the most efficient use of available funding through stringent evaluation of proposed projects which are submitted for funding under any county managed programs, regardless of funding sources, and through the leveraging of resources to the fullest extent feasible. The County will continue with these efforts during FY 2010-11.

Specific actions which will be undertaken by the County during FY 2010-11 to address obstacles to meeting underserved needs are grouped into the three areas, namely: housing, homeless/special needs, and non-housing community development, and are addressed below.

Housing

- Provision of housing affordable to extremely-low and low income households.

Despite the recent slump in housing prices, the limited financial resources of these households pose impediments to meeting their individual housing needs. The County therefore will continue to take action to provide affordable housing opportunities to extremely-low and low income households.

CDBG and HOME Programs:

Through its CDBG and HOME Programs the County proposes to assist 65 very low-, low- and moderate-income households to meet their affordable housing needs during FY 2010-11. It is planned to achieve this objective by undertaking rehabilitation of owner occupied housing units and acquisition of housing unit by first-time homebuyers. It is planned to allocate CDBG and HOME funds totaling \$3.070 million to accomplish the above stated housing objectives.

Neighborhood Stabilization Program 1 (NSP1)

The Neighborhood Stabilization Program 1 consists of two activities which are designed to provide homeownership and rental opportunities to middle-income, moderate-income and low-income families. The first activity is a first and second mortgage program for which \$12.85 million was set-aside for its implementation. The program will allow families whose incomes are at or below 120% of the MFI to acquire vacant single-family properties which are foreclosed upon. The value of these properties should not exceed \$280,000 and the interest rate charged will not exceed 4.0%. The sum allocated will allow for the acquisition of at least 70 homes of

which 27 must be for families whose incomes is at or below 50% of the MFI. The second activity involves the allocation of \$5.0 million to non-profits, public agencies and municipalities to effect purchase (and rehabilitation if necessary) of foreclosed residential structures. These structures must be sold or rented to families with incomes at or below 120% of the MFI. At least 40% of the \$5 million must be expended to benefit persons with incomes at or below 50% of the MFI.

Neighborhood Stabilization Program 2 (NSP2)

The county plans to utilize a \$50 million award of Neighborhood Stabilization Program 2 funds to implement three activities which are designed to provide homeownership and rental opportunities to extremely low, very low, low, middle-income, and moderate-income families. The first activity is a second mortgage loan assistance program for which \$9.15 million was set-aside for its implementation. The program will allow families whose incomes are at or below 120% of the MFI to acquire vacant single-family properties which are foreclosed upon. The value of these properties should not exceed \$280,000 and funds are provided in the form of non-interest bearing and forgivable loans. The sum allocated will allow for the acquisition of at least 143 homes of which 36 will be for families whose incomes is at or below 50% of the MFI. The second activity involves the allocation of \$20.13 million (to be distributed via a competitive process) to non-profits, public agencies and municipalities to effect purchase (and rehabilitation if necessary) of foreclosed residential structures. These structures must be sold or rented to families with incomes at or below 80% of the MFI. At least 50% of the \$20.13 million must be expended to benefit persons with incomes at or below 50% of the MFI. The third activity involves new affordable rental housing development for which \$16.47 million was allocated (to be distributed via a RFP) to for-profit and non-profit developers in the form of cash flow dependent loans with a term of 30 years and with interest rates not exceeding 2%. At least 55% of the units will benefit households whose incomes do not exceed 50% of the MFI and at least 25% of these will benefit households whose income do not exceed 30% of the MFI.

Community Land Trusts (CLTs)

Five CLTs are now operational in the County. Four (4) of these are operated by non-profit organizations (Northwood Renaissance, Adopt-A-Family of the Palm Beaches, the Community Land Trust of Palm Beach County and The Housing Partnership) and one by the City of Delray Beach. All, except the Community Land Trust of Palm Beach County (CLT of PBC) operate within very restrictive geographic boundaries. The CLT of PBC operational jurisdiction encompasses the entire Palm Beach County. The CLT concept in Palm Beach County was born out of the need to provide homeownership opportunities to low and moderate income persons in light of the rising cost of housing prices which has resulted in the majority of Palm Beach County Work Force being unable to afford homeownership. Despite the downturn in the housing market, this concept is still a viable homeownership mechanism. Affordable housing under the CLT concept is derived by the CLT owning the land and the housing unit generally owned by the homeowner. A ninety-nine year lease will be assigned to the homeowner by the CLT and a resale and recapture provision will ensure the continued affordability of the housing unit in the event of a transfer of ownership. The formulation of the CLT of PBC was facilitated by the Board of County Commissioners and the County financed its administrative expenses for the first two years. Additional assistance to the CLT of PBC was provided by the County to finance

the purchase of and donating 8 single family homes to the CLT for sale to eligible owners, and donation of a 6+ acre parcel on Davis Road for development of seventy-six (76) affordable housing units both for homeownership and rental. During FY 2010-11, under the NSP2 Neighborhood Redevelopment Program (Activity 3), it is anticipated that the CLT of PBC will receive funding of approximately \$4.5 million to finance the construction of 25 rental units at the Davis Road parcel that will be known as Davis Landings.

- Disproportionate Housing Needs

Underserved housing needs can also be represented by disproportionate housing needs. This need exists when the percentage of households in a specific category of need who are members of a particular racial or ethnic group is at least ten percent (10%) higher than the percentage of all households in that same category of need. The Five Year Plan identified the following disproportionate housing needs:

Black Households

- Low Income (31-50% MFI) Elderly Owners
- Moderate Income (51-80% MFI) Elderly Owners
- Low Income (31-50% MFI) Other Owners
- Low Income (31-50% MFI) Owners
- Moderate Income (51-80% MFI) Owners

Hispanic Households

- Extremely-low Income (0-30% MFI) Family Owners
- Low Income (31-50% MFI) Elderly Owners
- Low Income (31-50% MFI) Owners
- Moderate Income (51-80% MFI) Elderly Owners
- Moderate Income (51-80% MFI) Family Owners
- Moderate Income (51-80% MFI) Owners

Asian Households

- Low Income (31-50% MFI) Owners
- Moderate Income (51-80% MFI) Owners

White Households

- Moderate Income (51-80% MFI) Other Renters

The overwhelming majority of disproportionate needs exist for various categories of owners, in particular, elderly and family households. Among income groups, disproportionate need more often exists in the low-income and moderate-income households groups. Among races/ethnicities, Black and Hispanic households experience housing problems somewhat more frequently than the general population, but since the analysis did not identify a large number of groups experiencing disproportionate needs, it may be concluded that housing problems are generally experienced with similar frequency among households, and that race and ethnicity are not a great predictor of likelihood to experience housing problems in Palm Beach County.

Participation in HCD's housing programs or those supported by the County is not restricted to any race or ethnicity, nor is there any race or ethnic-based preference given to households seeking assistance. However, a historical review of households assisted by HUD-funded HCD programs indicates that, in comparison to their proportion amongst the general population, racial and ethnic minority groups are more often beneficiaries. This may be in part due to the greater proportion of minority groups amongst lower income households than amongst the general population, and perhaps in part to the concentrations of minority groups often found in HCD Target Areas, towards which funding is channeled.

Based on the aforementioned historical review, estimates of the minority beneficiaries of HCD's HUD-funded housing programs for FY 2010-11 are as follow:

- CDBG Housing Rehabilitation Program—80% (23 households)
- HOME First-Time Homebuyer Programs—95% (34 households)

Homelessness and Special Needs

- Support for Homeless Activities

CDBG and ESG Programs

CDBG and ESGP funds in the amount of \$629,832 were awarded to 10 agencies to facilitate operation of their shelters (emergency and transitional) or to provide services to homeless persons. Of this amount \$108,154 was awarded to 3 agencies catering to abandoned/neglected children, \$80,667 to one agency offering services to victims of domestic abuse; \$75,267 to two agencies catering to the chronic homeless; \$88,380 to two agencies offering services to homeless pregnant teens, homeless run-a-way teens, and pregnant teens and families at risk of becoming homeless; and \$71,500 to one agency to provide job training for homeless and near homeless individuals. Additionally, the ESG Program will provide \$53,118 to 3 agencies to support homeless prevention activities.

Homeless Prevention and Rapid Re-Housing Program (HPRP)

On May 14, 2009, Palm Beach County submitted to HUD a Substantial Amendment to its Annual Consolidated Plan (10th to FY 2008-09) to reflect the Homeless Prevention and Rapid Re-Housing Program under which the County expects to receive \$2.823 million. The HPRP funds of \$1,826,200 is being used to fund the rapid re-housing element of the program whereby currently homeless individuals and families are provided with short- and medium-term rental assistance and with services to enhance their future self sufficiency. The program also utilizes \$800,000 to assist persons who are at risk of becoming homeless as a result of the current economic down-turn.

Neighborhood Stabilization Program 1 (NSP1)

This program was previously mentioned in this section in terms of the provision of affordable housing. The program also has another component which may be used to assist homeless persons. In this regard, the County will utilize \$7.5 million of the funds awarded under the NSP1 Program to purchase and redevelop a facility to be used as a homeless resource center. This will satisfy a crucial need in the effort to address homelessness. The acquisition of the facility has

been completed and rehabilitation of the will be completed before the center comes on stream. It is expected that the homeless resource center will be in operation during FY 2010-11.

Continuum of Care (CoC)

Under the 2009 Continuum of Care Homeless Assistance program, HUD awarded Palm Beach County a total of \$4,382,393 to eleven agencies operating 21 projects. The CoC funding will support transitional housing for individuals and families, permanent supportive housing, as well as the Homeless Management Information System. The homeless persons to be served by the funded projects include: chronically homeless individuals, severely mentally ill, chronic substance abusers, veterans, victims of domestic violence, families, persons with mental illness who are treatment resistant, pregnant or parenting teenage women and their babies, unaccompanied youth under 18 years of age, persons with HIV/AIDS and persons designated as chronic homeless.

Non-Housing Community Development

- Promoting cooperation among agencies

The County will continue to promote cooperation among agencies during FY 2010-11 by facilitating and/or participating in the following coordinating bodies: Countywide Community Revitalization Team; Glades Technical Advisory Committee; PBC Long Term Recovery Coalition; the Homeless Coalition of PBC; the ESG Advisory Board; the Homeless Advisory Board; and the United Way's Food, Shelter, and Emergency Needs Committee. In addition, the County will continue to streamline and monitor funds distributed under its various programs to maximize effectiveness and minimize/eliminate the incidences of funding from different programs supporting the same clients.

- Addressing infrastructure deficiencies

CDBG funds totaling \$1,500,525 will be used to undertake six (6) infrastructure projects, including roadways, sidewalks, drainage, and sanitary sewer improvements.

- High unemployment

Various initiatives to be undertaken by the County will focus on the creation and/or retention of jobs through the provision of assistance to establish new businesses or to expand existing businesses. Specifically, the County, through its Economic Development Office, will undertake the CDBG Economic Development Set-Aside Program. During the year it is proposed to award \$735,125 in grants or loans to businesses who in return must guarantee the creation of one job for each \$15,000 of funding received. At least 51% of the jobs created must be occupied by low- and moderate-income persons.

The County also plans to continue its Community Development Business Loan Program which is funded through the HUD Section 108 Loan Program. The Economic Development Office will be responsible for the continued implementation of this program.

- Technical assistance

HCD staff will offer technical assistance regarding the CDBG, HOME, ESGP, and NSP programs. Furthermore, in the course of working with potential subrecipients, HCD will also provide technical assistance related to land acquisition, the land development process, and construction/rehabilitation.

b) Foster and Maintain Affordable Housing

Palm Beach County has identified as its primary housing goal, the preservation and enhancement of the supply of safe, sanitary and affordable housing that will meet the needs of the low-and moderate income persons and persons with special needs. In order to achieve this overall goal the following strategies, among others, were expounded within the County's Five (5) Year Consolidated Plan.

- To conserve, upgrade, and expand the existing affordable housing stock;
- To increase the availability of permanent housing which are affordable and in standard condition to low and moderate income families, particularly to members of the disadvantaged minorities without discrimination;
- To provide affordable housing which are accessible to job opportunities to low-and moderate income persons;
- To provide relocation assistance to individuals and families affected by the implementation of housing programs;
- To provide rental assistance to persons of lower income status;
- To acquire vacant lots for the purpose of the construction of affordable housing units;
- To provide mechanisms to make housing affordable to low-and moderate income persons.

For FY 2010-11, Palm Beach County plans to carry out the following initiative to foster and maintain affordable housing:

Countywide Second Mortgage Subsidy Program for First-time Homebuyers: Under the HOME Program, the First-time Homebuyers Program is administered by HCD in partnership with non-profit organizations and private banks. During FY 2010-11, approximately \$1,944,375 will be set aside to be used as second mortgages to subsidize the acquisition of thirty (30) single-family homes by very low- and low-income households. Program requirements associated with this program are outlined in the HOME section of this plan.

HOME CHDO Administered Programs: For FY 2010/11, \$555,534 is earmarked for Community Housing Development Organizations (CHDOs), at least 15% of the funds must be spent on CHDO administered activities; and 5% of the funds may be awarded to CHDO to cover their operational costs. These funds are used to pursue the following activities: new construction of housing for homebuyers; acquisition and/or rehabilitation of housing for homebuyers;

acquisition and/or rehabilitation of rental housing; demolition/reconstruction of owner occupied housing; site improvements and infrastructure for housing; and Program Administration. The funds will be distributed primarily as second mortgages or development grants/loans secured through restrictive covenants and it is expected that approximately six (6) households will benefit. Program requirements associated with this program are outlined in the HOME section of this plan.

Mortgage Assistance Program – This program provides financial assistance in the form of conditional grants to eligible low and very low income home owners who are facing foreclosure due to their delinquent mortgages. The assistance will pay for up to five (5) delinquent mortgage payments and other associated costs up to a maximum of \$10,000. This program only assists those eligible households that have suffered a documented loss of income due to illness, death, or involuntary loss of employment. The Mortgage Assistance Program will be awarded \$300,000 in SHIP funding to provide assistance for thirty (30) households during FY 2010-11.

County Wide Housing Rehabilitation Program – Funding is provided under this program from the CDBG Program. This program provided funds to conduct full rehabilitation on housing units which are owned and occupied by persons of very low-, low-and moderate income. This financial assistance is in the form of conditional grants or loans. Under the CDBG program loans and/or conditional grants are provided to households at or below 80% of median family income. All loans will be provided at a term of no more than ten years. For FY 2010-11, it is anticipated that approximately thirty (30) housing units will be rehabilitated as a result of the allocation of \$570,000 in CDBG funding.

Utility Connection/Impact Fee Program – This is a direct benefit program that provides assistance to low and very low income households. Eligible low and very low income households may receive assistance for the payment of impact fees and/or sewer and water connection fees charges by local government. This assistance can also be provided to eligible households living in existing housing for payments of utility connection fees and road impact fees for new municipal improvements. Approximately \$300,000 will be allocated to this program. It is anticipated that approximately thirty (30) units will receive assistance during FY 2010-11.

Workforce Housing Program: The Workforce Housing Program provides for the development of workforce housing units in all new residential developments in unincorporated Palm Beach County. The program is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make the community economically viable. For developers, this is a voluntary program that grants additional density in order to construct a percentage of housing units within a development for lower income households. However, while this program has been administered on a voluntary basis, the Board of County Commissioners (BCC) passed an interim policy for the provision of attainable housing on March 21, 2006, that requires all new residential projects that consist of 10 units or more submitted on or after April 5, 2006 to either implement the current voluntary workforce housing program or comply with the guidelines of the new Mandatory Workforce Housing/Inclusionary Zoning Program in accordance with the following: standard density providing 7% workforce housing,

PUD density providing 25% workforce housing, and, if requested, up to a 30% bonus density for providing 50% workforce housing.

Public Housing Authorities-The Section 8 tenant-based Housing Choice Voucher Program (**HCVP**) assistance replaces the former Section 8 certificate and voucher programs. The new, combined tenant-based program provides financial assistance to eligible families paying rent to landlords in the private market. Subsidy payments made on behalf of the family are paid directly to the landlord. These payments provide over \$1,000,000 monthly into the local economy. The subsidy amount provided to the Landlord is the difference between 30% of the family's adjusted income and the applicable payment standard. During FY 2010-11, the Public Housing Authorities located within Palm Beach County's jurisdiction will continue to receive and issued Section 8 vouchers/certificates.

Neighborhood Stabilization Program I (NSP-1) -The purpose of the Neighborhood Stabilization Program is to assist in the redevelopment of abandoned and foreclosed properties. All activities funded under the program are used to provide benefits to individuals and families whose incomes do not exceed 120% of the median income. At least 25% of the grant will be used to house persons or families whose income is at or below 50% of the area median income. The County proposes to utilize NSP funds to finance two housing activities where ensuring continued affordability will be required. These are the County Operated Local Housing Trust Fund- Providing First and Second Mortgages and Purchase and the Acquisition and Rehabilitation of Homes and Residential Properties that have been Abandoned and Foreclosed by Non-Profit Agencies, Public Agencies and Municipalities. NSP 1 also involves the acquisition and/or rehabilitation and redevelopment to be used as a homeless resource center. The center will provide initial service and short term housing to an estimated 1,766 homeless persons who resides in Palm Beach County.

Neighborhood Stabilization Grant (NSP-II) II- This program provide emergency assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. Eligible uses of the NSP funds include: the establishment of financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties; the purchase and rehabilitation of abandoned or foreclosed residential properties; the establishment of land banks for foreclosed homes; demolition of blighted structures, and the redevelopment of demolished or vacant structures. The Target area for Palm Beach County's grant is the Urban Redevelopment Area which includes the Westgate Community Redevelopment Agency (CRA). The purpose of the NSP II grant is to stabilize neighborhoods that have been damaged by the economic effects of abandoned and foreclosed properties. NSP II funds will assist households earning up to 120 percent of the Area Medium Income (AMI), however no less than 25 percent of the total grant funding must be used to assist households whose income do not exceed 50 percent of AMI. The partnering agencies providing that funding are the Housing Finance Authority, the Palm Beach County Community Land Trust and the Westgate/Belvedere Homes CRA. HUD has allocated \$50,000,000 in NSP 2 funds to Palm Beach County.

Community Development Block Grant (CDBG) Program -Palm Beach County has used the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program funds to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons. HCD, in coordination with municipalities, non-profit agencies, and other service providers, have devised innovative approaches that have resulted in a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. The CDBG Programs' principal intent is to benefit low and moderate income persons, activities which aid in the prevention or elimination of slums or blight.

Emergency Shelter Grant Program (ESGP) -The objectives of the Emergency Shelter Grant program are to increase the number of quality emergency shelters and transitional housing facilities, to operate these facilities and provide essential services, and to help prevent homelessness. Specifically, the program provides homeless persons with basic shelter and support services, and short term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. Designed as the first step in a continuum of assistance to prevent homelessness and to enable the homeless population to move steadily toward independent living, the ESG program is a formula funded program that uses the CDBG formula as the basis for allocating funds to eligible jurisdictions. Grantees must match the ESG funds dollar for dollar from locally generated resources. This match may also be provided by the recipient agency; other federal, state and local grants; and from in-kind contributions. During FY 2010-2011, HCD will continue to support, through its grant programs, agencies that provide homeless prevention services that include emergency payment of delinquent rent, utility assistance, budgeting and credit counseling, food and food vouchers, legal assistance and counseling services. HCD will use ESG and other available funding to support agencies that provide direct homeless prevention services, primarily one-time emergency rent, mortgage and utility assistance.

For FY 2010-11, HCD, CDBG and ESGP funds in the amount of \$629,832 will be awarded to 10 agencies to facilitate operation of their shelters (emergency and transitional) or to provide services to homeless persons. Of this amount \$108,154 was awarded to 3 agencies catering to abandoned/neglected children, \$80,667 to one agency offering services to victims of domestic abuse; \$75,267 to two agencies catering to the chronic homeless; \$88,380 to two agencies offering services to homeless pregnant teens, homeless run-a-way teens, and pregnant teens and families at risk of becoming homeless; and \$71,500 to one agency to provide job training for homeless and near homeless individuals.

Specifically, HCD, in coordination with the ESGP Advisory Board, will provide \$53,118 to three (3) agencies to support homeless prevention activities: Children Case Management Services-\$12,000; Farmworkers Coordination Council-\$31,118; and the Urban League of Palm Beach County-\$10,000. These activities are expected to serve 906 unduplicated persons who are at-risk of becoming homeless.

Palm Beach County displayed its support to agencies applying for funding under the State and Federal Programs which provide funding for affordable housing activities and for housing

special needs individual by implementing and funding programs that foster and maintain affordable housing.

c) Lead-based paint hazards

Under HUD regulation 24 CFR 35, entitled “Requirements for Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance”, HUD requires that lead-based paint (LBP) hazards be controlled before the rehabilitation of a housing unit that is financially assisted by the federal government or being sold by the government, particularly if young children (ages 6 and under) will be occupying the unit.

In general, the HUD regulation requires that such hazards be eliminated or reduced through an abatement process which is undertaken by appropriately certified persons. Under the regulation, housing units built before January 1, 1978 are to be inspected by an EPA certified lead-based paint inspector, who is also an EPA certified lead-based paint risk assessor. The inspection entails a surface-by-surface investigation (of interior and exterior painted, stained, varnished, glazed or shellacked surfaces) in order to determine the presence of LBP. A report detailing the findings of the inspection is submitted to HCD. Surfaces identified in the report that contain LBP, and that are in a stable condition, are regarded not to constitute a hazard to the home’s occupants. Surfaces that contain LBP, and that are expected to be disturbed during the process of rehabilitation construction, as well as ones that contain lead-based paint and that are deteriorated or subjected to friction or impact are regarded to constitute a hazard and will be abated. The ruling also requires clearance after any lead-based paint abatement has taken place to ensure that the work has been completed; that dust, paint chips and other debris have been satisfactorily cleaned up; and that settled dust has low levels of lead.

Based on the U.S. Census Bureau’s American Community Survey (2006-2008), 245,069 or 38.5% of Palm Beach County’s housing units were constructed prior to 1979. Of this number, it is estimated that 194,830 (79.5%) are currently occupied by individuals, families and non-family households.

Palm Beach County is presently addressing LBP hazards by following federal requirements under the US Environmental Protection Agency’s Renovation, Repair and Painting Rule. HUD mirrors this requirement under its Lead Safe Housing Rule.

Several staff members of HCD’s Housing and Capital Improvement section have received training in order to comply with EPA’s pre-renovation notification requirements on LBP. Property owners who receive funding through HCD for housing rehabilitation receive a HUD-approved publication to educate them of the hazards and symptoms of LBP poisoning, and on homeowner maintenance and treatment of LBP hazards. In addition, HCD prohibits the use of lead-based paint for rehabilitation or new construction at federally funded projects/activities.

Currently, HCD has one consultant under contract to perform inspections and one contractor to perform remediation services of pre-1978 residential properties prior to the start of renovations.

For FY 2010-2011, HCD is requesting the use of up to \$10,000 per single family detached housing unit for inspections of homes for LBP; hazard reduction of LBP in homes; and temporary relocation of occupants during the hazard reduction phase of the process. Funding for this activity will come from CDBG funds allocated to HCD's housing rehabilitation program. For FY 2010-2011, it is estimated that 20 housing units will be inspected for LBP and that 10 units will require LBP abatement.

The Florida Department of Health (DOH)'s Bureau of Environmental Toxicology and the Palm Beach County Health Department (PBCHD) are the two (2) agencies responsible for monitoring all lead hazard exposures within Palm Beach County. In 2006, PBCHD established the Childhood Lead Poisoning Prevention Program under the Division of Environmental Health and Engineering to accomplish the following goals:

- Provide families, communities, and professionals with the knowledge and tools needed to protect children from lead poisoning;
- Coordinate lead source identification;
- Help promote lead hazard remediation efforts which minimize childhood exposure to all lead hazards;
- Promote awareness about the Florida Lead Alert Network which disseminates information about recalled toys and other children's products; and
- Ensure at-risk children are screened for lead poisoning and establish working relationships with stakeholders in the community who can help implement a county-wide elimination plan.

PBCHD records all cases of children found to have elevated blood lead levels and coordinates with DOH's Epidemiology Office for use in its statistical inventory. Additionally, DOH utilizes field data from blood tests conducted for children in the area and updates the State of Florida's "Children's Lead Poisoning" database.

Housing units occupied by children exposed to elevated lead levels are recommended for abatement and the residents are then suggested to relocate. If relocation is not feasible, residents are informed of the health risks associated with lead exposure and are advised of methods to temporarily reduce these hazards.

Some of the other actions the County will undertake to address and/or reduce lead-based paint hazards include:

- PBCHD will continue to screen young children (particularly under the age of 72 months) who are suspected of lead poisoning and are eligible for Medicaid assistance. Children showing blood lead levels at or above 10 µg/dL will be reported to the State Health Department for inclusion in the Children's Lead Poisoning Database.
- HCD will continue coordinating with appropriate departments and organizations in the County to ensure the guidelines for lead reductions are consistent with all rehabilitation programs and codes;

- HCD will continue to require inspections of residential structures built prior to 1978 for lead based paint hazards as they relate to non-emergency rehabilitation funded under a federal or State program.
- HCD will also require lead based paint inspections of commercial buildings built prior to 1978 if the buildings will be used by children.
- If lead hazards are discovered during the assessment, HCD will hire and pay for a contractor to perform an abatement of the structure.
- HCD staff will keep on file all results of lead-based paint inspections and abatements in order to comply with applicable regulations.

d) Reduce the number of poverty-level families

According to the U.S. Census Bureau (2006-2008 American Community Survey), the population of Palm Beach County is estimated at 1,241,691 persons of which 133,553 or 10.8% are below the federal poverty level. The highest percentages of people below the poverty level are female headed households with children under the age of five. Palm Beach County is committed to the provision of services and facilities to serve low-income persons and the reduction of poverty has been identified as an Objective in the County's Comprehensive Plan (revised 11/28/05). The Health and Human Services Element of the Plan states that the County will "promote, fund, and provide initiatives that reduce the incidence of poverty". The County will achieve this Objective by advocating for services and providing funding to address self-sufficiency and economic stability.

For FY 2010-2011, it is estimated that the number of persons in poverty will be reduced by directing funding to family stability programs, employment related supportive services, economic opportunities, and through the provision of affordable housing.

Implementation of the Health and Human Services Element is the responsibility of the Palm Beach County Department of Community Services. The Department of Community Services also plays a major role in regard to the economic needs of County residents and administers several programs with the overarching goal of attaining self-sufficiency and providing financial relief. Through its Department of Community Services, the County works in a collaborative manner with community partners to assure that all individuals and families who wish to gain economic self-sufficiency have access to comprehensive social, educational and vocational assessments necessary to determine needed services.

- The department includes a Senior Services Division and Veterans Services Office to provide accessible and high-quality services to help seniors 60 and older attain optimal independence, and to assist and counsel former and current members of the Armed Forces who reside in Palm Beach County, respectively.

- The Farm Workers Jobs and Education Program provide training and job search assistance to farm workers and their families who suffer chronic seasonal unemployment in Palm Beach County. Eligible participants are offered academic, skills training, job placement, and supportive services so they will be able to obtain full-time, year-round employment. Participants may also receive on-the-job training and earn valuable work experience once employed, thereby expanding future job opportunities. For FY 2010-11, it is estimated that 132 eligible participants will be offered basic/jobs skills training, job readiness, high school equivalency preparation, counseling and support.
- The Division of Head Start and Children Services provides comprehensive developmental services to low-income preschool children (birth to 5 years old) and their families. Head Start programs emphasize education, social services, medical, dental, nutritional and counseling services, and parental involvement to enable each child to develop to his/her fullest potential and grow to become productive citizens. For FY 2010-11, Head Start will continue to provide guidance under this program and its other programs that provide services to an estimated 2,200 low-income preschool children and their families throughout Palm Beach County.
- The Family Self-Sufficiency Program incorporates a comprehensive network of government and non-government agencies, working together to meet the overall needs of the clients' family. Case Management services will assist low- and moderate-income family members with obtaining various educational, health care, and other health and human services programs that prepare them to mainstream as self-supporting family units.
- Economic Stability and Self-Sufficiency Services are provided to individuals/families that live independently in the community, but have a need for assistance to enable them to maintain self-sufficiency.
- The Financially Assisted Agency (FAA) Program provides County Ad-Valorem funding to health and human service programs administered by non-profit agencies or other local government agencies. Currently, the County funds approximately \$12,042,722 million dollars annually to local agencies through a formal RFP process.

Participation in the Department of Children and Families (DCF), Temporary Cash Assistance program (TANF) assists in supporting poverty level families. The TANF program goals are similar to the County's goals to address the need of families in poverty as it relates to meeting their housing needs and securing and maintaining self-sufficiency through employment and training.

Other than supporting the delivery of human services, Palm Beach County recognizes that employment and economic opportunities are paramount issues to be addressed to facilitate a reduction in the number of poverty level families. The County's Comprehensive Plan includes the Objective 1.10 SR-7 Economic Development Overlay (EDO). The purpose of the SR-7 Economic Development Overlay is to allow existing uses to remain, and to provide a framework for the development of projects consistent with the EDO and other land use designations. Palm

Beach County encourages the creation of work/live space within the EDO. Work/live units shall not be counted towards density calculations for Future Land Use Amendments within the EDO. FLUE: Policy 2.1-J session references that Palm Beach County shall maintain the flexibility to respond to changing economic conditions while guiding future economic development through implementation of the Strategic Economic Development Plan adopted by the Board of County Commissioners on March 13, 2007. This will assist the County in maintaining a balanced, diversified and resilient economy. Palm Beach County is actively involved in implementing economic development programs, projects, and activities, as well as overall policies. Periodic meetings and conferences are scheduled to continue the evaluation process.

The PBC Economic Development Office (EDO) provides coordination on economic issues, programs and projects affecting the entire County. Among its initiatives are the CDBG funded Economic Development Program which enables entrepreneurs, businesses, and appropriate community-based agencies to conceive and implement business ventures that will create jobs and revitalize communities. The program is primarily geared towards the creation of jobs for low- and moderate-income persons thus allowing these individuals to earn a living wage. Another strategic economic development initiative by Palm Beach County to increase employment, develop the workforce, and diversify and expand the local economy is the business incubation centers. The centers offer services to entrepreneurial firms, such as: inexpensive work-site facilities that include shared office services and access to equipment; flexible leases and expandable space; business training; and technical assistance. Under HCD, ten percent (10%) of the annual CDBG allocation is set-aside for an economic development initiative. This program will be used for job creation, job retention and other economic development activities. This set-aside program combines the requirements of the County's Overall Economic Development Program (OEDP) and the CDBG Program. Economic development projects will be selected to ensure maximum impact and success. Preference will be given to those projects located in the Development Regions Program (DRP) areas that will create the most jobs, benefit the greatest percentage of low- to moderate-income persons, and have the best leveraging ratios. For FY 2010-11, it is estimated that five (5) business incubators will be approved for funding under this program for microenterprise development.

The Development Regions Program (DRP) is predicated on the Development Regions Economic Action Plan, which was prepared to identify and assist areas "distinguished from the remainder of the County by very high ratios of poverty, low median household income and high unemployment". A majority of these regions coincide with target areas identified in HCD's Study to Identify HCD Planning Areas for the Community Development Block Grant Program. Several new programs/funding sources are underway which include: an Energy Efficiency and Conservation Block Grant Program, Downtown Revitalization for Pahokee, and the Recovery Zone Facility Bond. The American Reinvestment and Recovery Act of 2009, Public Law 111-5, appropriated funding for the Department of Energy (DOE) to issue/award formula-based grants to states, U.S. territories, units of local government, and Indian tribes under the Energy Efficiency and Conservation Block Grant (EECBG) Program. On September 8, 2009, Palm Beach County (PBC) received a formula-based award totaling \$6,587,600 to implement numerous project activities. The Palm Beach County Economic Development Office will be coordinating with the County Departments (WUD, Facilities, Parks & Recreation, Engineering) on the development of all project activities. Two project activities, the Competitive Grant

Program and Revolving Loan Program, will be managed by the Economic Development Office. All funds for the project activities must be committed within 18 months of the award date and spent within 36 months ending August 30, 2012.

In February 2003, the County established a Community Development Business Loan Program with an allocation of \$15,000,000 through HUD's Section 108 Program. The program is a revolving loan fund which is operated by the Economic Development Office. Financial assistance is available to any legally-organized business operating in Palm Beach County for eligible activities, such as land acquisition, new construction, purchase of equipment, etc. Assistance is in the form of loans, with a minimum loan amount of \$250,000 up to a maximum amount of \$1,000,000; or loan guarantees, from \$1,000,000 to \$10,000,000. As with the Set-Aside Program, the onus of this program is the creation of jobs to benefit low- to moderate-income individuals.

In March 2002, HUD approved the first Section 108 Loan allocation for \$15,000,000 for the Section 108 Loan Program and in January 2009, renewed it for \$13,340,000. In September 2008, HUD approved a second Section 108 Loan allocation for \$2,600,000 and a Brownfields Economic Development Initiative (BEDI) Grant for \$1,200,000 for the Avenue A Revitalization Project. In August 2009, HUD approved a third Section 108 Loan allocation for \$2,824,000 and a BEDI Grant for \$1,058,971 for the Pahokee Downtown Revitalization Project. The loan allocations total \$18,764,000 and the grant allocations total \$2,258,971. It is anticipated that these funds will allow the program to provide (10) loans to micro-enterprises and create 581 jobs located in the County during FY 2010-11.

- Under the first allocation, the Section 108 Loan Program, two projects have been funded: (1) Thirteenth Street Industrial Park, Inc dba Baron Sign Manufacturing was granted \$1.6M for acquisition of land, construction of a new manufacturing building and machinery & equipment in Riviera Beach, FL. The contracted jobs are 70 full-time, of which 45 jobs have been created. (2) The Baron Group dba Baron Sign Manufacturing received a second loan for \$1M for working capital in Riviera Beach, FL. The contracted jobs are 33 full-time. EDO has approved four new projects that are pending closing, totaling \$6,518,996 of Section 108 loans (with 426 new jobs to be created); and it is in the process of approving one more project for \$257,000 (with 8 new jobs).
- Under the second allocation, the Avenue A Revitalization Project, two projects have been funded: (1) Glades Gas & Electric Corporation was granted \$199,000 of Sec. 108 loan and \$99,258 of BEDI grant for working capital and the renovation of two existing commercial buildings in Belle Glade, FL which will create 9 full time jobs. (2) Glades Home Health Care Medical Center was granted \$89,000 of Sec. 108 loan and \$44,337 of BEDI grant for working capital, equipment and the renovation of an existing commercial building which will create 14 full-time jobs.
- Under the third allocation, the Pahokee Revitalization Project, two projects have been identified for funding. (1) Circle S Pharmacy, Inc. for \$180,358 of Sec. 108 loan and \$90,190 of BEDI grant for the renovation of an existing commercial building and

machinery & equipment which will create nine new full-time jobs. (2) Perez Investments is a potential project however; EDO has not yet determined funding allocation.

Workforce Alliance (formerly known as The Workforce Development Board), a private, nonprofit organization operating in the County, is charged with creating and overseeing a workforce development strategy responsive to the needs and concerns of Palm Beach County, potential employers, and job seekers. The Board helps persons of low- to moderate-income, the recently unemployed, and other job-seekers, to learn new skills that will enable them to be of value to employers. The Board also brings employers together with job applicants at job fairs and other events in order to place more people into the job market.

Palm Beach County is also a HUD subrecipient of Community Development Block Grant Recovery (CDBG-R) program funds. The goal of the CDBG-R Program is to stimulate the economy through job creation. With the \$1,846,758 award, the County funded four capital improvement projects, a public service activity, and a special economic development activity through EDO. The six activities are anticipated to create/retain 90 jobs.

e) Institutional structure and coordination between public and private agencies

Palm Beach County, through HCD, undertakes essential housing assistance and community development activities in its unincorporated areas and in municipalities which have executed interlocal cooperation agreements. Currently, HCD has Interlocal agreements with 28 municipalities that have agreed to participate in the Urban County Participation Program in order to be eligible to receive CDBG and HOME Program funds from HCD.

During FY 2010-11, HCD will work with 22 non-profit agencies to provide public services and services to the homeless, abused women and children, foster care programs, health education, special needs persons, senior services, and families in need of housing. HCD will also work with ten (10) municipalities, two (2) County departments, one (1) Community Redevelopment Agency, and one (1) housing authority to undertake public facilities and infrastructure projects. HCD will continue to work with private for-profits and non-profits, CHDOs and lending institutions in the provision of affordable housing to benefit low- and moderate-income persons and families residing in the County. In addition, HCD will coordinate with the State, other County agencies, and municipalities in providing affordable housing to County residents. Funds are awarded by HCD through NOFA and RFP processes and are secured through agreements between the County and the selected entities (with the exception of other County Departments).

Augmenting this effort, Palm Beach County also participates in several initiatives that will help to develop institutional structure:

- The Countywide Community Revitalization Task Force (CCRT) was formed to coordinate stabilization/revitalization efforts and activities in deteriorated residential neighborhoods in unincorporated Palm Beach County. Currently under the Office of Community Revitalization (OCR), the team has representation from sixteen (16) County agencies/departments, including HCD, four (4) State and local agencies, and works with

approximately five (5) local neighborhood groups. Using funds from various sources, including CDBG funds, the CCRT has initiated improvements to neighborhood roadways and drainage, water supplies, sanitary sewer service, neighborhood parks, crime reduction, and code violation correction. During FY 2010-11, HCD has proposed two (2) infrastructure projects for CDBG funding located in two (2) CCRT areas.

- The Homeless Coalition of Palm Beach County was created to bring together providers of Homeless Services (private and public) in a common forum. HCD continues to coordinate with the Homeless Coalition to assist the homeless population within Palm Beach County.
- The Homeless and Housing Alliance (HHA) of Palm Beach County was created to bring all segments of the public community together to address the needs of the homeless. Under this umbrella, the County's Continuum of Care (CoC) identifies and responds to the priority needs of the County's homeless population. The CoC coordinates the Collaborative application for Supportive Housing Program funds from HUD.
- In 2007, Palm Beach County established the Homeless Advisory Board (HAB) to develop a Ten-Year Plan to End Homelessness, as conceived by HUD. The Ten-Year Plan was adopted by the BCC on September 23, 2008. The HAB is tasked by the County to lead a collaborative planning process to design, execute, and evaluate programs, policies and practices to prevent and end homelessness in the County. The HAB is playing a crucial advisory role in development and program design for the Homeless Resource Center. HCD is a participatory member of the Homeless Advisory Board and its Housing Committee.
- In an effort to address the need for affordable housing in Palm Beach County, the County established a countywide community land trust, The Community Land Trust of Palm Beach County (CLT of PBC), as a non-profit organization to preserve the quality and affordability of housing for low and moderate income families. The CLT's main purpose is to obtain land and housing to make available in perpetuity as affordable housing.
- In implementing the HOME First-time Homebuyer Program, Palm Beach County will partner with private sector financial institutions and non-profit housing agencies. HOME second mortgages will leverage first mortgages that are provided by private lending institutions. The County also coordinates with Community Housing Development Organizations (CHDOs) in the implementation of the HOME Program. CHDOs assist in the development of affordable housing for very low and low income individuals and families; assist eligible first time homebuyers with securing funding to purchase houses; and facilitate mortgages on behalf of new homebuyers. The CHDOs serve as liaisons between HCD and the potential homebuyer, lending institutions, realtors and title companies.
- HCD also administers the Neighborhood Stabilization Program #1 and #2 and partners with the private sector, County departments, non-profits, public agencies, and municipalities to carry out the various activities under the programs. Under the NSP1

First and Second Mortgage Program, realtors play a key role in assisting homebuyers to locate and purchase foreclosed and abandoned homes. Part of the NSP1 Program is the construction of a Homeless Resource Center. The acquisition and rehabilitation of the facility is being coordinated by Facilities Development & Operations (FDO), the Department of Community Services will be responsible for the operation of the center and may contract some of the services to local non-profits. The final activity under this program is a Residential Redevelopment Program whereby municipalities, a public housing authority, and various non-profit housing providers are purchasing and rehabbing where necessary, foreclosed and abandoned homes for resale or rental to eligible persons. The NSP2 program includes coordination with many of the same groups. The Second Mortgage Loan Assistance Program (SMLAP) will require homebuyers to secure first mortgages from provide lenders. The County will need to enhance the relationships with the local bankers and realtors in order to ensure the success of the program. Also, under the NSP2 Residential Redevelopment Program, both non-profit and for-profit developers are eligible to participate in the development of affordable rental housing on vacant property to meet the housing needs of the very low income and formerly homeless population.

2. Actions to coordinate housing strategy with transportation planning strategies

The Transportation Plan Element of Palm Beach County's Comprehensive Plan includes as some of its policies, how housing and transportation strategies will be coordinated to ensure, to the maximum extent practicable, that residents of affordable housing have access to public transportation. This objective is also reinforced by Palm Tran, the provider of public bus transportation in Palm Beach County, in its Palm Beach County Transit Development Plan- FY 2007-16. The following are some of the strategies alluded to.

The Transportation Element of Palm Beach County's Comprehensive Plan plays a vital role in the development and implementation of the other Comprehensive Plan elements, among them the Housing Element. The inherent relationship between the use of land and the need for access makes the transportation system one of the primary determinants of future growth and development in Palm Beach County.

In general, Palm Beach County will issue a development order based upon assured construction, provided the issuance of building permits is phased to roadway construction either by a condition of the approval or a developer's agreement. Building permits will not be issued until the construction of the roadway project begins. This is true for every development including residential. One of the policy in the Transportation Element of the Comprehensive Plan states that "Palm Beach County shall fund capital and operating costs for the provision of county bus service along SR 7 Transit Oriented Corridor, at a level commensurate with, or exceeding, the County-wide ridership level standards adopted by Palm Tran for the Palm Beach County bus system on a system-wide basis. The County shall fund additional county bus service to the SR 7 Transit Oriented Corridor at such time that the demand for bus service along the corridor warrants the additional service. Calculation of demand warranting additional service shall be made on at least an annual basis. Additional service shall be considered warranted when actual

service demand exceeds seated capacity and the number of standees is more than 25% of the seats on a standard 40 foot bus for at least 3 hours during an average weekday. State Road 7 lies in close proximity to the area of the County which experienced the largest boom in new housing construction up to three years ago and although the unit type were largely for middle income or higher residents, a significant portion were affordable homes.

Also, in order to further other important State, regional, and local goals, policies, and objectives relating to: urban infill (providing 24 hour livable cities and deterring urban sprawl); development of residential land uses in eastern Palm Beach County; annexation; and, community redevelopment, the transportation element allowed for the non-implementation of the authority given the County by Section 1.3 of the Palm Beach County Charter for residential land uses within the incorporated areas east of I-95, north of the Broward County line, west of the Atlantic Ocean (excluding the barrier island and coastal high-hazard areas), and south and east of a boundary from I-95 along PGA Boulevard to Prosperity Farms Road, then north to the western prolongation of the northern boundary of Juno Isles, then east to a point six hundred feet (600') west of U.S. 1, then north to the northern boundary of Juno Beach, then east to the Atlantic Ocean; and the incorporated areas bounded on the south by the north boundary of the Jupiter Hospital, and its eastern and western prolongation between the Atlantic Ocean and Military Trail; bounded on the west by Military Trail and its northern prolongation to the North Fork of the Loxahatchee River, then meandering northwest along the northeast shore of the North Fork of the Loxahatchee River to the Martin County Line; bounded on the north by the Martin County Line; and bounded on the east by the Atlantic Ocean, excluding the barrier island and coastal high-hazard areas. This non-implementation area shall allow residential development in incorporated areas to receive a development order notwithstanding the Level of Service Standards of the Transportation Element of the Comprehensive Plan.

The Transportation Element also adopted as a policy, special methodologies which are outlined in the Traffic Performance Standards affordable housing provision within the ULDC. These methodologies are intended to encourage and facilitate the development and geographic dispersal of very low, low moderate and middle income housing throughout the County and to ensure that adequate transportation systems are available to complement these developments. Three types of housing developments (projects) may qualify for the special methodologies, viz, mixed housing, workforce housing and affordable housing.

- **Mixed Housing-** Mixed housing projects which include both market rate and affordable units and promote a balance of housing opportunities, need not meet the level of service standards of the transportation element if the project traffic is less than or equal to three percent (3 %) of the peak season, peak hour Level of Service D Standard on any Link.
- **Workforce Housing and Affordable Housing Programs-** The mandatory Workforce Housing Program and the Affordable Housing Program are established in the Housing Element of the Comprehensive Plan. As a result the following Traffic Performance Standards affordable provisions are available only for County unincorporated developments that meet the Workforce Housing Program and/or the Affordable Housing Program criteria. Special methodologies are also established consistent with this policy in the Traffic Performance Standards affordable housing provision within the ULDC to encourage and facilitate the

development and geographic dispersal of very low, low, moderate and middle income housing within the unincorporated County.

3. Standards and procedures used to monitor activities

The Department of Housing and Community Development (HCD) implements subrecipient monitoring standards and other appropriate procedures through Policies and Procedures Memorandum (PPM) Number HC-0-101. Adhering to this PPM should ensure that all federally funded programs administered by HCD comply with HUD and other Federal, State, and County regulations. A summary of those policies and procedures is described below.

In general, the section managers are responsible for the monitoring of agreements their section administers. For example, the Planning Section is responsible for all Community Development Block Grant (CDBG) public services, purchases of equipment and all Emergency Shelter Grant (ESG) activities; the HOME Section is responsible for the monitoring of Community Housing Development Organizations (CHDOs) and recipients of competitive HOME funding; and Capital Improvements/Housing and Rehabilitation staff are responsible the monitoring of construction, land acquisition, and demolition activities.

Note that in summarizing these monitoring procedures the term *agencies* refers to all recipients of CDBG, HOME, and ESG funds, including CDBG subrecipients (local governments, non-profit agencies, and public agencies), for-profit recipients of CDBG funding, ESG recipient agencies, HOME Community Housing Development Organizations (CHDOs), and recipients of competitive HOME funding.

Orientation: HCD's Planning Section organizes an annual orientation workshop at the beginning of each fiscal year for all agencies to outline programmatic, fiscal, and reporting requirements. Presenters provide clear and explicit instructions on completing required reports and invoices, explain key provisions of the agreement, and convey the importance of and purpose of complying with the terms of the agreement.

As a follow up activity, individual HCD sections may hold additional workshops tailored to issues specific to their programs at their discretion or at the agencies' request. Examples may include the Planning Section giving technical assistance to agencies to explain how to correctly complete required reports, the Capital Improvements/Housing and Rehabilitation Section holding workshops to explain Davis-Bacon or Section 3 requirements, or the HOME Section conducting workshops to explain affirmatively furthering fair housing. All sections will also provide technical assistance, as needed, to individual agencies.

Reporting: Agencies must submit reports to HCD as outlined in the agreements. These reports are initially submitted to the HCD Executive Director, who forwards the reports to the appropriate section for review. If the administrating section identifies deficient or untimely progress reports, the agency is advised of the shortcoming and corrective actions are recommended. If an agency continues to be noncompliant, HCD will apply appropriate sanctions based on the terms of the agreement. According to the agreements with the agencies,

HCD can require an agency to submit additional information to HCD in order that HCD can complete reports that are requested by HUD.

Invoicing: HCD staff reviews and processes all invoices and reimbursement requests to ensure that all invoices and reimbursement requests: a) cover an allowable expense under the designated programs, and b) are submitted in compliance with the requirements of Palm Beach County and HUD. Planning, Housing and Rehabilitation, and HOME staff review invoices for programmatic compliance for the agreements for which they are responsible and submit the invoices to HCD's Fiscal Section for further review and processing. Upon completion of this review, the Fiscal Section forwards the invoices/reimbursement requests to HCD's Director for final department approval and signature. The invoices are then forwarded to the County Finance Department for further review and payment. The County Finance Department issues the check and mails them directly to the agencies.

Ineligible items and items with insufficient documentation are deducted from the final payment. However, staff may request any additional information and/or documentation from the agency by telephone or in writing. If staff believes the invoice is wholly ineligible, the invoice may be returned to the agency for resubmission. All action taken is thoroughly documented.

The HCD Director may approve budget amendments to reallocate not more than 10% of the existing total budget amount on a cumulative basis among budget line items and to create new line items, provided that the creation of new budget line items does not materially change the intent of the agreement or exceed 10% of the original contract amount on a cumulative basis. Time extensions for agreements can be approved by the County Administrator. A request for the agreement's time extension is forwarded to the County Administrator by the HCD Director outlining the need for the extension as well as the agency's request for the extension. All other amendments to agreements must be approved by the Board of County Commissioners (BCC). Except under extraordinary circumstances, agencies are allowed only one contract amendment per fiscal year.

On Site Monitoring: Responsibilities for all on-site monitoring are described below. Additional visits or special monitoring tasks may be undertaken, if required, as determined by the appropriate staff.

CDBG Public Service Activities: Planning and Fiscal staff will be responsible for performing on-site monitoring visits to agencies that undertake public service activities. Each year the Planning staff will determine which agencies are to be monitored and establish a time frame for the monitoring to be completed. A risk assessment methodology may be used to focus on-site monitoring to agencies that need it, but in the absence of implementing a risk methodology all agencies will be monitored.

CDBG-R Activities: The Urban League of Palm Beach County uses a portion of funding under the CDBG-R program to provide foreclosure mitigation counseling to low- and moderate-income persons. Remaining funds are to be utilized towards creating or retaining jobs and generating the maximum economic benefit for low- and moderate-income persons. HCD Planning and Fiscal staff will be responsible for performing on-site monitoring visits to agencies that undertake

public service activities. Each year the Planning staff will determine which agencies are to be monitored and establish a time frame for the monitoring to be completed. A risk assessment methodology may be used to focus on-site monitoring to agencies that need it, but in the absence of implementing a risk methodology all agencies will be monitored.

ESG Activities: Planning and Fiscal staff will be responsible for performing on-site monitoring visits to agencies that undertake activities funded with ESG dollars. Each year the Planning staff will determine which agencies are to be monitored and establish a time frame for the monitoring to be completed. A risk assessment methodology may be used to focus on-site monitoring to agencies that need it, but in the absence of implementing a risk methodology all agencies will be monitored.

HOME CHDOs: The HOME staff is responsible for all on-site monitoring of all HOME activities and projects.

Recipients of HOME Competitive Funding: The HOME staff is responsible for all on-site monitoring of all HOME activities and projects.

Neighborhood Stabilization Program (NSP) Activities: Activities that are to be funded under the NSP program include the provision of first and second mortgages directly by the county; the purchase, rehabilitation and sale of abandoned and foreclosed homes; acquisition and redevelopment of a vacant public facility to be used as a homeless assessment center; and general administrative and planning costs. HCD is responsible for ensuring that all program participants are income eligible and that all housing units remain affordable for a period of specified years. HCD staff will monitor client files to certify participants' income and the County will reinforce the affordability requirement through deed restrictions and the annual monitoring of organizations that have contracted with Palm Beach County to provide NSP activities.

Homeless Prevention and Rapid Re-Housing Program (HPRP) Activities: The County's Community Services Department will play the lead role in administering the Homeless Prevention and Rapid Re-Housing Program (HPRP) funds. The Community Services Department along with HCD will prepare agreements sub-grantee agreements between the County and selected service providers. All sub grantees and the Community Services Department will be required to submit monthly reports confirming the number of persons assisted, amount of funds expended, type of service offered and problems being encountered in implementing the program. During the first year of the program, the Community Services Department will monitor the sub-grantees within the first three months of implementation, at the end of the first grant period and annually thereafter to comprehensively review client files and monitor records. Additionally, Community Services will conduct monthly desk audits to ensure accuracy of reimbursement requests and programmatic compliance. HCD, in turn, will monitor the Department of Community Services to ensure that all HPRP activities comply with all regulations and to accurately track expenditures.

Construction-Related Activities: The Capital Improvements/Housing and Rehabilitation staff will be responsible for monitoring agencies for procurement procedures, Section 3, and compliance with all labor regulations. Housing and Rehabilitation staff will observe construction activities as to their general nature and progress; however, the project consultant will monitor projects to ensure that work is performed to all specifications. Fiscal staff will be responsible for monitoring agency record-keeping and fiscal management, as it applies to the activity, every three (3) years for municipalities and during the term of the agreement for other agencies. The Housing and Rehabilitation staff is also responsible for complying with all Uniform Relocation Act (URA) requirements, asbestos and lead-based paint requirements.

Equipment Purchase: The section administering the agreement will notify the Fixed Assets Division, in writing, of the purchase and installation of all fixed assets that are valued at over \$1,000. Fiscal staff will be responsible for monitoring fixed assets and smaller durable goods that are valued at less than \$1,000 and do not meet the County's threshold as County Property.

Facility Use: Housing and Rehabilitation staff will maintain a list of facilities and the time period to be monitored. Planning staff will be responsible for monitoring to ensure that public facilities are used for the purpose stated in the agreement. HOME staff will be responsible for verifying the period of affordability of housing units assisted with HOME funds. For homes rehabilitated with CDBG funds, Fiscal staff will be responsible for mortgage payment processing, satisfactions, and documenting that the homes are the beneficiary's primary residence.

The results of all monitoring efforts shall be documented. For CDBG public service activities, ESG activities, and HOME CHDOs, agencies have two (2) weeks from the date of the monitoring visit to provide documentation that was requested by HCD staff. HCD staff will forward a monitoring report to the agency within fifteen (15) working days of receipt of the requested documentation or of the established deadline. The monitoring report will include a brief description of the agency and its services, an outline of the scope of the monitoring visit (e.g. dates, persons in attendance, topics discussed), a description of any findings, concerns, or observations noted by staff and any corrective action required and a time frame for the agency to respond. Staff will review the corrective action plan the agency submits and will notify the agency in writing, when all findings and/or concerns have been addressed and are deemed closed.

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(1)(1)

Program Income Expected to be Received.

Palm Beach County expects to receive gross program income of \$150,000 during FY 2010-11. Funds are expected to be earned from repayment of loans primarily associated with the sale of housing units which were previously rehabilitated with CDBG funds provided under the Countywide Housing Rehabilitation program. Palm Beach County does not use CDBG funds to operate a revolving loan fund and neither does it undertake float-funded activities. As a result no program income is expected to be earned from these sources.

Program Income Received in FY 2009-10 not included in a Plan.

Palm Beach County did not receive any program income during the year which was not included in the plan for that year.

Proceeds from Section 108 Loan Guarantees to be Used to Address the Priority Needs and Specific Objectives Identified in its Strategic Plan.

Palm Beach County current has 3 Section 108 Loans with HUD for a total portfolio of \$20,424,000. These funds are not used to fund loan guarantees.

Grant Funds Returned to the Line of Credit for which the Planned Use has not been Included in a Prior Statement or Plan.

Palm Beach County has not returned any funds to the Line of Credit.

Income From Float-Funded Activities.

Palm Beach County does not fund float funded activities, therefore, there is no income arising from this source.

Urgent Need Activities,

Palm Beach County does not plan to undertake any urgent need activity in FY 2010-11, therefore none was certified by the jurisdiction.

Estimated Amount of CDBG Funds to be Used for Activities that Benefit Persons of Low- and Moderate Income.

From its total FY 2010-11 CDBG entitlement of \$7,351,246, Palm Beach County plans to expend \$7,002,062 (95.25% of the total grant award) on activities that benefits low- and moderate-income persons.

HOME Investment Incentive Partnership Program 91.220(i)(1)

Description of other forms of investment not described in § 92.205(b).

Palm Beach County will not utilize its HOME funds to undertake any activity not described at 24 CFR part 92.205(b)-Forms of Assistance. The predominant use of HOME funds by the County will be as grants or repayable loans to eligible families to assist in the acquisition and rehabilitation/construction of single family residential housing units. Grants will also be awarded to certified CHDO to fund part of their administrative costs.

Palm Beach County Resale/Recapture Provision

HOME funds will be used to facilitate the undertaking of homebuyer activities as such, pursuant to 24 CFR 92.254(a)(4) the following Recapture Provision will be implemented to ensure affordability of the units:

Principle Residence: Any home acquired under the HOME First-Time Homebuyers Program or utilizing HOME, ADDI or HOME-match funds, the home must be the principal residence of a of the eligible homebuyer. Upon the sale, transfer, conveyance or alienation of any part or all of the property within thirty (30) years of the date of the note or expiration of the full term of the first Mortgage loan, whichever date is earlier, full repayment of the principal sum plus accrued interest, if any, plus any advancements made pursuant to the terms of the Mortgage, shall become immediately due and payable. The affordability period commences on the date HOME funds are invested.

Refinance: Mortgage subordinations are 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, ADDI or HOME-match assisted property. Should the homeowner refinance for any reason other than previously mentioned, the full amount of the subsidy provided shall become due a payable in full.

HOME Tenant Based Rental Assistance Program

Palm Beach County does not plan to use HOME funds to finance the implementation of a Tenant Based Rental Assistance Program.

Affirmative Marketing Policy and Procedure

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

In order to carry out the policies and procedures of HCD's Affirmative Marketing Program, all non-profits, for-profits, municipalities and individual owner-investor sub-recipients of the above-mentioned programs must comply with the following:

- ▶ The Equal Opportunity logo or slogan must be used by owners in advertising vacant units, and on solicitations for Owner Proposal Notices.
- ▶ Lenders, non-profit housing developers, and other program sub-recipients are requested to solicit applications from persons in the housing market area who are not likely to apply to housing without special outreach. Owners and agencies can satisfy this requirement by posting a notice of vacancies or housing opportunities in locations, including, but not limited to, the following:
 - Churches and other related organizations;
 - Community organizations;
 - Fair housing groups;
 - Housing counseling agencies;
 - Agencies for the disabled;
 - Employment centers;
 - Local Public Housing Authorities (PHAs) or other similar agencies.
- ▶ Program participants must also utilize, as far as possible, all commercial media in informing all potentially eligible homebuyers in the market. The use of community, minority and other special interest publications likely to be read by persons needing special outreach, is also highly recommended.
- ▶ All program participants are required to adequately inform and train their staff on the objectives of affirmative marketing and ensure that their staff takes every step to ensure compliance. The above-mentioned policies and procedures must be provided in written form to each staff member.
- ▶ Lenders, non-profit housing developers, and other program sub-recipients will be required to keep records describing actions taken to affirmatively market units in the rehabilitation program. Palm Beach County HCD will keep records of their efforts to affirmatively market units and will require rental owners to provide each jurisdiction with its records. Investors/owners are required to provide a copy of advertisements, minutes of meetings, income documentation, and census tract information, as applicable.
- ▶ Affirmative marketing records of the sub-recipients in the program will be monitored on-site annually, and a report will be compiled to assess their efforts in adhering to the requirements. These records will include, but not be limited to: copies of brochures, news clippings, press releases, sign-in logs from community meetings, and any letters of inquiry written to, or from, prospective clients. The participants will be informed of their responsibility to adhere to the said requirements.
- ▶ Participants are required to submit monthly or quarterly reports using measures such as number of housing units provided, and number of families assisted. These reports will

identify racial/ethnic/gender classifications. These measures will be used to determine the success of the program.

Meetings will be held, as required, with selected sub-recipients, to ensure the smooth implementation of these and other program requirements.

The County will assess the affirmative marketing program to determine the success of affirmative marketing actions (such as advertisements, etc.), and address the potential necessity for corrective actions, making distinctions between failures based upon marketing/targeting problems, those based on systemic (program eligibility) factors, or lack of interest. Affirmative marketing success will be tracked through the various program applications by notations of racial/ethnic/gender distinctions on program documents. The Department recognizes that the volume of response from racial/ethnic/gender groups may not be an indication of affirmative marketing efforts and, therefore, it will make periodic adjustments in its affirmative marketing techniques, with consultation from specialized equal housing opportunity, fair housing and racial and gender-based minority groups.

Minority Outreach Program

In the procurement of supplies, equipment, construction, or services funded with HOME funds, the county requires that subrecipients/contractors make a positive effort to utilize small business and minority/women-owned business enterprises of supplies and services, and provide these sources the maximum feasible opportunity to compete for contracts to be performed pursuant to this Agreement. To the maximum extent feasible these small business and minority/women-owned business enterprises shall be located in or owned by residents of the CDBG areas designated by Palm Beach County in the CDBG Annual Consolidated Plan approved by U.S. HUD.

In order to comply with Executive Order 11246, Palm Beach County deliberate notify the Offerors or Bidders to the “Equal Opportunity Clause” and the “Standard Federal Equal Employment Specification,” and The goals and timetables for minority and female participation, expressed in percentage terms for the Contractor’s aggregate workforce in each trade on all construction work in the covered area. The goals alluded to are shown on the table below.

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

The goals are applicable to all the Contractor’s construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and non-federally involved construction.

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

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

HOME Program Description

The HOME Program was created by the 1990 Cranston-Gonzalez National Affordable Housing Act. The purpose of this program is to allocate funds to eligible participating jurisdictions (PJs) to strengthen public/private partnerships for the provision of affordable housing opportunities for low and very low income households. In Palm Beach County, the HOME Program is administered by the Department of Housing and Community Development.

Entitlement Amount

Palm Beach County FY 2010-11 HOME entitlement amount is \$2,777,679, a decrease 0.07 percent when compared with the FY 2009-10 entitlement amount. The County was not awarded any funding under the American Dream Down-payment Initiative (ADDI) during this fiscal year. The Federal regulations which govern the implementation of the HOME Program require that only a maximum of 10% of HOME Program allocation may be spent on program administration and planning activities; at least 15% of the funds must be spent on CHDO administered activities; and 5% of the funds may be awarded to CHDO to cover their administrative costs. The HOME Program regulations requires each participating jurisdiction to contribute, as matching contribution, not less than 25% of the funds drawn from its HOME Investment Trust Fund Treasury account in that fiscal year. This contribution is required only for certain activities. The specific amounts which will be set-aside by Palm Beach County to fund eligible costs under the HOME Program are outlined below:

- *HCD Program Administration and Planning*: \$277,768, representing 10% of the overall allocation;
- *Allocation to Community Housing Development Organizations (CHDOs) to administer HOME program activities*: \$416,652 representing 15% of the overall HOME Program allocation. Funding will be used for the rehabilitation of existing single family housing or new construction of single-family housing for first time homebuyers (FTH). Funding may be provided as down-payment and/or gap financing;

- *CHDO Operating Expenses*: \$138,884 representing 5% of the overall HOME Program allocation.
- *HCD administered Countywide Second Mortgage Subsidy Program for First-time Homebuyers*: \$1,944,375 to be used to subsidize the acquisition of single-family homes and vacant lots for construction of houses for very-low and low-income families who are first-time homebuyers. This program will be administered by HCD in collaboration with selected not-for-profit housing providers.

Summary of HOME Funding and Beneficiaries

The Table below shows that approximately thirty-six first-time homebuyers will benefit from the FTH programs that are slated for implementation under the HOME Program. Utilizing a subsidy of \$65,000 per household, the HOME Program will provide homeownership benefits to thirty (30) households under the HOME funded Countywide Second Mortgage Program and six (6) under the CHDO Administered Program.

Activity	Funding	# of Units
Program Administration and Planning	\$277,768	n/a
CHDO Operating Expenses	\$138,884	n/a
CHDO Administered Program	\$416,652	6
2 nd Mortgage Program	\$1,944,375	30
Total	\$2,777,679	36

Matching Contributions

This required 25% minimum contribution is required only for certain activities. For Palm Beach County, during FY 2010-11, the required match will be at least \$595,084, and will be applicable to the following programs: CHDO Administered Program and Countywide 2nd Mortgage (first-time homebuyer activity) Program. It is proposed to provide this match from program income which are still being earned under the SHIP Program.

Proposed HOME Projects

The projects proposed for funding under the HOME Program are described in more detail on Table 3C which is included in this Plan under “Description of Activities.”

HOME Priority Needs and Objectives

Programs to be sponsored by the HOME Program will address to varying degrees, specific priorities recognized in the Five Year Plan for FY 2010-2015. The table below illustrates the correlation between the HOME Program and these priorities.

HOME Program	Activity Type	Priorities Addressed
CHDO Administered Activities	Rehabilitation of existing single family housing or new construction of single-family housing for first time homebuyers (FTH); direct homeownership assistance (i.e., down-payment and gap financing) to FTH.	Potential Homeowners: High, Medium
Countywide First-time Homebuyer (single family) Program	Acquisition of Real Property Acquisition/Rehabilitation, or New Construction.	Potential Homeowners: High, Medium

HOPWA 91.220(1)(3)

Palm Beach County does not receive HOPWA funds, but rather the City of West Palm Beach receives and administers HOPWA on behalf of the entire County geographic area.

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

JUL 20 2010

Date

Burt Aaronson, Chair

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

R 2010 11 56.4

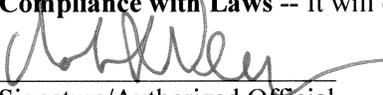
Excessive Force -- It has adopted and is enforcing:

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

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

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

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


Signature/Authorized Official

JUL 20 2010
Date

Burt Aaronson, Chair
Title

**OPTIONAL CERTIFICATION
CDBG**

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

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


Signature/Authorized Official

JUL 20 2010
Date

Burt Aaronson, Chair
Title

Specific HOME Certifications

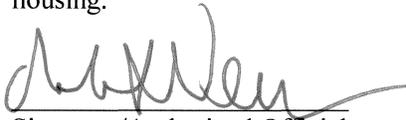
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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

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


Signature/Authorized Official

R 2070 11 56.4
JUL 20 2010
Date

Burt Aaronson, Chair
Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

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

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51.

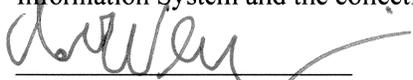
Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS -- It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.


Signature/Authorized Official

R 2010 11 36.4
JUL 20 2010
Date

Burt Aaronson, Chair
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

PBC Housing & Community Development Department

100 Australian Avenue

West Palm Beach, FL 33406

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix I: CDBG Local Entitlement Methodology

Proposed CDBG Expenditures for FY 2010-2011 and Local Entitlement Funding Methodology

Table B-1 specifies the projects recommended for funding under the CDBG Program during FY 2010-2011. It is estimated that 95.4% of applicable funds will be targeted to benefit low- and moderate-income persons. The projects are arranged by objective and/or category to reflect the priorities outlined in the Five-Year Consolidated Plan. The following provides a brief description of each of the objectives:

- *Housing Objective:* To preserve and enhance the supply of safe, sanitary, adequate, affordable housing to meet the needs of low- and moderate-income persons and persons with special needs within Palm Beach County. Also, to conserve, upgrade, and expand the existing housing stock; to demolish unsafe and dilapidated housing; to assist homeless persons to obtain appropriate housing; to provide relocation assistance to individuals and families affected by the implementation of housing programs; to remove barriers to affordable housing for low- and moderate-income persons; to institute a mechanism to provide preference to projects that are located close to employment centers; and to advise property owners who receive housing rehabilitation funds through HCD's housing programs of potential LBP contamination in older homes, and conduct assessments of housing units to determine if lead based paint is present.
- *Demolition and Clearance Objective:* To implement the Demolition and Clearance Program to eliminate slummed and blighted structures and conditions that have a blighting effect on neighborhoods, or otherwise pose a health and safety risk to the public.
- *Public Facilities Objective:* To improve the safety and livability of neighborhoods by increasing access to quality public facilities, including but not limited to centers for the disabled, parks and/or recreation facilities, and youth centers; to reduce the isolation of income groups within a geographical area through the revitalization of deteriorating or deteriorated neighborhoods; to restore and preserve properties of special historic, architectural or aesthetic values; to remove architectural barriers preventing easy access by the disabled; and to conserve energy resources.
- *Infrastructure Objective:* To improve the safety and livability of neighborhoods by increasing access to quality public infrastructure, including but not limited to water, sewer, and street improvements, and tree planting/beautification projects, to meet the needs of Palm Beach County residents, particularly low-and moderate-income residents of HCD's Planning Areas.
- *Public Services Objective:* To improve and make available health, educational, human, and housing-related services to low- and moderate-income persons, including but not limited to, services for seniors, abused/neglected children, and victims of domestic violence. Also, to

help stabilize deteriorating neighborhoods; to make accessible and available activities directed towards the prevention of homelessness and assistance to the homeless; to expand education and outreach efforts to affirmatively further fair housing, including increased public awareness of Fair Housing discrimination laws and the remedies available to persons believed to have been victims of unlawful housing practices.

- *Economic Development Objective:* To expand economic opportunities, including job creation and retention; to establish, stabilize and expand small businesses (including microbusinesses); to provide public services concerned with employment; to provide jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; to make available mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; to make available capital and credit for development activities that promote the long-term economic and social viability of the community; and to empower low-income persons to reduce generational poverty in federally assisted and public housing.

PALM BEACH COUNTY (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year), Recommended Expenditures by Objective/Category

HCD Housing Objective

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) HCD Rehabilitation Program (countywide)	PBC HCD	\$570,000
2) Jupiter, Town of: connection of up to 21 residential housing units to newly installed public potable water utility lines in the Cinquez Park neighborhood.	Jupiter, Town of	\$72,651
3) Palm Beach County Housing Authority: replacement of an outdated fire alarm system at Drexel House Apartments, 1745 Drexel Road, West Palm Beach, FL 33417.	Palm Beach County Housing Authority	\$52,628
	Housing Total	\$695,279

HCD Demolition & Clearance Objective

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) HCD Demolition & Clearance Program (Countywide)	PBC HCD	\$200,000
	Demolition & Clearance Total	\$200,000

PALM BEACH COUNTY (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year), Recommended Expenditures by Objective/Category

HCD Public Facilities Objective

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) Greenacres, City of: Rehabilitation of City public facility at 301 Swain Boulevard, Greenacres, 33463.	Greenacres, City of	\$79,294
2) Lake Park, Town of: Demolition and reconstruction of a restroom and storage facility at Bert Bostrom Park, 535 Park Avenue, Lake Park, FL 33403.	Lake Park, Town of	\$53,377
3) Lake Worth, City of: physical expansion (2,000sq.ft. multi-purpose meeting room) at the Norman Wimbley Gymnasium, 1515 Wingfield Street, Lake Worth, FL 33460.	Lake Worth, City of	\$125,000
4) Wellington, Village of: construction of a new Boys and Girls Club facility on Village property at 1100 Wellington Trace, Wellington, FL 33414.	Wellington, Village of	\$47,418
Public Facilities Total		\$305,089

HCD Infrastructure Objective

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) Lake Worth, City of: construction traffic calming improvements in the City's CDBG Target Area, Lake Worth, FL 33460.	Lake Worth, City of	\$96,532
2) PBC Engineering: Paving and drainage improvements to Ohio Road in unincorporated PBC west of Lake Worth, FL 33461.	PBC Engineering Services Division	\$237,092
3) PBC Water Utilities Department: Chlorine system replacement at the City of Pahokee Wastewater Treatment Plant, 1001 Rim Canal Road, Pahokee, FL 33476.	PBC Water Utilities Department	\$200,000
4) Riviera Beach, City of: Comprehensive reconstruction of West 35 th Street between Avenues R and O, Riviera Beach, FL 33404.	Riviera Beach, City of	\$266,901
5) South Bay, City of: Design and re construction of Palm	South Bay, City of	\$400,000

PALM BEACH COUNTY (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year), Recommended Expenditures by Objective/Category

Beach Road (1,030l.f.), South Bay, FL 33493.

6)	Westgate/Belvedere Homes CRA: Phase I of the Belvedere Homes sanitary sewer improvement project in the Belvedere Homes Target Area, West Palm Beach, FL 33409.	Westgate/Belvedere Homes CRA	\$300,000
		Infrastructure Total	\$1,500,525

HCD Public Services Objective

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) Adopt-A-Family of the Palm Beaches: case management services for homeless families residing at Project SAFE permanent supportive housing, 1736 Lake Worth Road, Lake Worth, FL 33460.	Adopt-A-Family of the Palm Beaches	\$30,400
2) Aid To Victims of Domestic Abuse: Operational costs associated with transitional housing for abused women with children, confidential location.	Aid to Victims of Domestic Abuse	\$50,667
3) Children's Case Management Organization: Kin Support project providing case management and respite care for relative caregiver families, 3333 Forest Hill Boulevard, West Palm Beach, FL 33046.	Children's Case Management Organization, dba Families First of PBC	\$18,000
4) Children's Home Society: Case management and supervision of pregnant teens and teen mothers at Transitions Home, 1199 West Lantana Road, Lantana, FL 33462.	Children's Home Society	\$76,380
5) Coalition for Independent Living Options: DINE program meal delivery service and financial assistance, 6800 Forest Hill Boulevard, Greenacres, FL 33413.	Coalition for Independent Living Options	\$39,000
6) Consumer Credit Counseling Services: housing counseling and financial education services, 700 South Dixie Highway, West Palm Beach, FL 33401.	Consumer Credit Counseling Services	\$25,000
7) Healthy Mothers/Healthy Babies: mobile outreach center connecting uninsured pregnant women with payer sources,	Healthy Mothers/Healthy Babies	\$50,176

PALM BEACH COUNTY (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year), Recommended Expenditures by Objective/Category

1720 East Tiffany Drive, Suite 201A, West Palm Beach, FL 33407.	Coalition of PBC	
8) Legal Aid Society: fair housing enforcement and outreach, 423 Fern Street, Suite 200, West Palm Beach, FL 33401	Legal Aid Society of Palm Beach County	\$190,000
9) McCurdy Senior Housing Corporation: social services program for elderly residents of the Quiet Waters residential facility, 306 SW 10 th Street, Belle Glade, FL 33430.	McCurdy Senior Housing Corporation	\$67,252
10) Place of Hope: case management for children in foster care facility, 9078 Isaiah Lane, Palm Beach Gardens, FL 33410.	Place of Hope	\$38,000
11) Redlands Christian Migrant Association: child care/child development services, 20 Carver Street, Belle Glade, FL 33430	Redlands Christian Migrant Association	\$35,592
12) Seagull Industries: vocational services for developmentally disabled adults through the Achievement Center Program, 3879 West Industrial Way, Riviera Beach, FL 33404.	Seagull Industries for the Disabled	\$72,000
13) Sickie Cell Foundation: sickie cell screening and case management in the Glades area, 136 South Main, Street, Belle Glade, FL 33430.	Sickie Cell Foundation of Palm Beach County	\$26,400
14) The Arc: the Adult Services Program, providing employment and residential services to developmentally disabled persons, 720 Park Avenue, Lake Park, FL 33403.	The Arc of Palm Beach County	\$72,500
15) The Children's Place at Home Safe: emergency shelter for abused/neglected children (Libra Boys & Libra Girls), 2840 6 th Avenue South, Lake Worth, FL 33461.	The Children's Place at Home Safe	\$61,750
16) The Juvenile Transition Center: ESTEEM Ambassadors program providing FCAT/SAT/ACT prep to youth, 1901 North Seacrest Boulevard, Boynton Beach, FL 33435.	The Juvenile Transition Center	\$21,250
17) The Lord's Place: job training programs for homeless persons at Café Joshua, 2808 North Australian Avenue, West Palm Beach, FL 33401	The Lord's Place	\$71,500

PALM BEACH COUNTY (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year), Recommended Expenditures by Objective/Category

18) The Salvation Army: case management services for homeless persons at the Center of Hope transitional housing facility, 1577 North Military Trail, West Palm Beach, FL 334415.	The Salvation Army	\$16,720
19) Urban League of Palm Beach County: Operational support for the Comprehensive Housing Counseling Program, 1700 North Australian Avenue, West Palm Beach, FL 33407.	Urban League of Palm Beach County	\$60,000
20) West Jupiter Community Group: West Jupiter Tutorial Center providing educational enrichment for youth, 7187 Church Street, Jupiter, FL 33458.	West Jupiter Community Group	\$54,000
	Public Services Total	\$1,102,687

HCD Program Administration Cost Objective

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) General Administration, Planning, and Fiscal	PBC HCD	\$1,470,249
	Program Administration Total	\$1,470,249

HCD Project Implementation Cost Objective

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) HCD Project Implementation: activity delivery costs related to CDBG housing and capital improvement activities	PBC HCD	\$841,180
2) Belle Glade, City of: activity delivery costs of the City's C.D. Department related to CDBG housing rehabilitations (6) and demolitions (4).	Belle Glade, City of	\$193,865
3) Pahokee, City of: activity delivery costs of the City's C.D. Department related to CDBG housing rehabilitations (8) and demolitions (5).	Pahokee, City of	\$63,800
4) South Bay, City of: activity delivery costs of the City's C.D. Department related to CDBG housing rehabilitations (6) and demolitions (4).	South Bay, City of	\$43,448

PALM BEACH COUNTY (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year), Recommended Expenditures by Objective/Category

Project Implementation Total \$1,142,293

HCD Economic Development Objective

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) 10% of the CDBG Entitlement is set aside for economic development activities	PBC EDO	\$735,125
Economic Development Total		\$735,125

HCD Contingency Reserves

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) 2.7% of the CDBG Entitlement is set aside for contingency	PBC HCD	\$200,000
Contingency Total		\$200,000

SUMMARY OF CDBG PROGRAM EXPENDITURES, FY 2010-2011 (36th YEAR)

1) Housing -----	\$695,279
2) Demolition & Clearance Objective-----	\$200,000
2) Public Facilities -----	\$305,089
3) Infrastructure -----	\$1,500,525
4) Public Services -----	\$1,102,687
5) Program Administration -----	\$1,470,249
6) Project Implementation -----	\$1,142,293
7) Economic Development -----	\$735,125
8) Contingency-----	\$200,000
TOTAL EXPENDITURES	\$7,351,246

PALM BEACH COUNTY (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year), Recommended Expenditures by Objective/Category

SUMMARY OF AVAILABLE CDBG RESOURCES, FY 2010-2011 (36th YEAR)

1) Entitlement Amount ----- \$7,351,246

*Estimated program income of \$150,000 will be allocated to the Countywide Housing Rehabilitation Program.

CDBG Local Entitlement Methodology and Strategy

Palm Beach County must submit yearly to the U.S. Department of Housing and Urban Development (HUD) the Action Plan (AP), which includes, among other things, the County's Community Development Block Grant Program (CDBG) application. This application lists and describes the proposed activities with their suggested level of funding.

To arrive at its funding suggestions for the CDBG program, HCD staff uses a Local Entitlement Methodology to ensure a fair distribution of available CDBG funds among participating jurisdictions and other agencies requesting CDBG funds. Under this methodology, funds are set aside to address HCD's On-going Housing Rehabilitation Program, HCD's Demolition & Clearance Program, Public Service Activities, Project Implementation Costs, Program Administration Costs, the Economic Development Set Aside Program, and Contingency. Remaining funds are distributed among the qualifying municipalities and the Unincorporated Area. Implementation of the methodology considers the following:

- CDBG allocations vary annually. In April 2010, HUD made public the estimated allocation for FY 2010-2011. The CDBG allocation for the Palm Beach County jurisdiction is \$7,351,246.
- Proportionate shares (contribution percentages) are provided by HUD.
- The level of funding for HCD's On-Going Housing and Demolition/Clearance Programs is based on targeted goals and objectives of the Department of Housing and Community Development.
- Funds for HCD's On-Going Housing and Demolition/Clearance Programs are to benefit participating municipalities as well as the unincorporated areas of Palm Beach County.
- Set Aside funds for the Economic Development Program will revert to the general CDBG program for use for community development activities if not allocated to the project by start of Palm Beach County's fiscal year or if unexpended within 3 years of the start of Palm Beach County's fiscal year.

- The activities/projects must be eligible per CDBG Program regulations and must serve a National Objective of the CDBG Program.
- HCD's Planning Areas are classified in three (3) categories, as follows:
 - 1) Category I: Municipalities having an Interlocal Agreement to participate in the County's Urban County Participation Program but no Target Areas.
 - 2) Category II: Municipalities having an Interlocal Agreement to participate in the County's Urban County Qualification Program, and having identified and/or potential Target Area.
 - 3) Category III: Unincorporated Palm Beach County Target Areas.
- An activity located within a municipality is considered Countywide if at least 51% of the direct beneficiaries reside outside of the municipality and the four entitlement municipalities.
- Funding for eligible public service activities will be derived from the County's CDBG entitlement.
- Funding of eligible Countywide activities requesting funding for capital improvements will be derived from the County's CDBG Unincorporated Share.
- Funding of Non-Countywide Activities located within a municipality receiving a local entitlement will be derived from the municipality's final entitlement amount.
- When implementing the CDBG Program within participating municipalities, HCD absorbs administrative expenses related to the program.
- Activities impacting HUD's 20% cap on planning and administration are not allowed.
- Non-profit agencies will be eligible to receive funding for hard construction costs. However, only those non-profit agencies with a history of successfully implementing CDBG-funded design/construction projects will be eligible to receive CDBG funds for design.

a. Ensuring Subrecipient Timeliness

In order to comply with 24 CFR 570.902 of the CDBG regulations which stipulates that a grantee is considered to be timely, if 60 days prior to the end of the grantee's program year, the balance in its line-of-credit does not exceed 1.5 times the annual grant, the following will be implemented to hasten expenditure of CDBG funds by subrecipients:

- Preference will be given to activities/projects that are ready to move forward quickly. Evidence of the project's ability to expend the majority of funds within 12 months from the start of Palm Beach County's fiscal year will be required.
- All municipal applicants receiving funding for the design and construction of capital improvements projects are required to complete design of such projects within one (1)

fiscal year and to complete permitting and construction of the capital improvement project within two (2) fiscal years. A portion of the allocation sufficient to complete one functional component of the project will be committed automatically to such component.

b. Procedures

The Palm Beach County Local Entitlement Methodology will be implemented as follows:

- From the County’s annual CDBG entitlement, the County will set aside funds for:
 - HCD’s On-Going Housing Rehabilitation Program;
 - HCD’s Demolition & Clearance Program
 - Public Service Activities;
 - Project Implementation Costs;
 - Program Administration Costs;
 - 10% Economic Development Program; and
 - Contingency.
- The remaining amount represents the Total Available Funds to fund Municipalities’ activities and Unincorporated Area activities, including Countywide CI activities (see Table B-1).
- From the Total Available CDBG Funds, an initial entitlement is calculated for Category I Municipalities, Category II Municipalities, and the Unincorporated Areas, based on the proportionate share of the entitlement for which they are responsible (see Table B-2).
- The total initial proportionate share of Category I Municipalities is redistributed to Category II Municipalities and the Unincorporated Areas by dividing each individual proportionate share of Category II Municipalities and the Unincorporated Areas by the total proportionate share of Category II Municipalities and the Unincorporated Areas, and then multiplying each individual result by the Category I total. These amounts are then added to the initial local entitlement amount to yield the final local entitlement amount available to each municipality (see Table B-3).
- Program Income generated during FY 2010-2011 will be allocated to the Countywide Housing Rehabilitation Program.
- Area of Hope (AOH) funding may be made available from the unincorporated share after all highly viable and feasible unincorporated/County-initiated projects have been funded, and/or made available from the contingency set-aside. AOH funding may only be provided to municipalities with qualifying projects--capital or housing projects serving an Area of Hope; no payment of salaries is permitted with AOH.
- The Special Area of Hope Program allocation is deducted from the Unincorporated Share.

b. Implementation

Palm Beach County's entitlement for FY 2010-2011 is \$7,351,246. HCD deducts set-aside funds from the entitlement. What remains is the amount of funds available for CDBG activities in participating Municipalities and the Unincorporated Area.

Total Gross CDBG Entitlement for FY 2009-10.....	\$7,351,246
HCD's On-Going Housing Programs.....	\$ 570,000
HCD's Demolition & Clearance Program.....	\$ 200,000
Countywide Public Service Activities.....	\$ 1,102,687
Project Implementation Costs.....	\$ 841,180
Program Administration Costs.....	\$1,470,249
Economic Development.....	\$ 735,125
Contingency.....	\$ 257,294
Total Available CDBG Funds.....	\$2,174,711

**TABLE B-1
PALM BEACH COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year)**

Countywide Activities, Project Implementation, Administration, Economic Development, & Contingency

A. HCD Countywide Housing Rehabilitation Program*	
Funds to Make Single-family Housing Rehabilitation Loans/Grants.....	\$ 570,000
B. HCD Countywide Demolition & Clearance Program	
Funds to Carry out Demolition and Clearance.....	\$ 200,000
C. Public Service Activities (Maximum 15% of Entitlement)	
Including all non-municipal public service activities.....	\$1,102,687
D. Project Implementation Costs	
Including Housing Related Activities and Capital Improvements.....	\$ 841,180
E. Program Administration Costs (Maximum 20% of Entitlement)	
Including General, Fiscal, and Planning Section Administration.....	\$1,470,249
F. Economic Development	
Economic Development Set-Aside Program (10% of Entitlement).....	\$ 735,125
G. Contingency Reserves	
Unprogrammed funds (2.7% of Entitlement).....	\$ 200,000
Recommended Funding for Area of Hope Projects by Municipalities.....	\$ 57,294
TOTAL.....	\$5,176,535
FY 2010-2011 FORMULA ENTITLEMENT.....	\$7,351,246
MINUS COUNTYWIDE PROGRAMS & SET-ASIDES	\$5,176,535
TOTAL AVAILABLE FUNDS	<u>\$2,174,711</u>

*Projected Program Income of \$150,000 generated during FY 2010-2011 will be allocated to the Countywide Housing Rehabilitation Program.

Table B-2
PALM BEACH COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year) Funding Distribution

Total Available for New Projects*:	\$ 2,174,711	
Category I	HUD Estimated	
Entitlement	Proportionate Share	Initial
Municipalities	of County Entitlement	Entitlement Funds
Atlantis	0.10462%	\$ 2,275
Briny Breezes	0.03686%	\$ 802
Cloud Lake	0.00497%	\$ 108
Glen Ridge	0.01677%	\$ 365
Gulf Stream	0.06538%	\$ 1,422
Haverhill	0.15224%	\$ 3,311
Hypoluxo	0.07846%	\$ 1,706
Juno Beach	0.18308%	\$ 3,981
Lake Clark Shores	0.28771%	\$ 6,257
Lantana	1.21621%	\$ 26,449
Manalapan	0.02206%	\$ 480
Mangonia Park	0.39232%	\$ 8,532
North Palm Beach	0.88928%	\$ 19,339
Palm Beach Gardens	2.21011%	\$ 48,064
Palm Beach Shores	0.14385%	\$ 3,128
Palm Springs	0.96774%	\$ 21,046
Royal Palm Beach	1.42546%	\$ 31,000
South Palm Beach	0.11769%	\$ 2,559
Tequesta	0.34002%	\$ 7,394
Category I Subtotal	8.65483%	\$ 188,218
Category II Municipalities		
Belle Glade	8.14297%	\$ 177,086
Greenacres	2.90200%	\$ 63,110
Jupiter	3.05159%	\$ 66,363
Lake Park	1.95349%	\$ 42,483
Lake Worth	8.10765%	\$ 176,318
Pahokee	2.67983%	\$ 58,279
Riviera Beach	9.76808%	\$ 212,428
South Bay	1.82497%	\$ 39,688
**Wellington	1.99173%	\$ 43,314
Category II Subtotal	40.42231%	\$ 879,068
Unincorporated Palm Beach County	50.92286%	\$ 1,107,425
GRAND TOTAL	100.00000%	\$ 2,174,711

* Includes FY 2010-2011 Allocation of \$7,351,246 minus Countywide Housing Programs, Administration, Implementation, Public Services, Economic Development, and Contingency Costs totalling \$5,176,535.

**Wellington is a Category I municipality that submitted an application for an eligible activity which exceeded the minimum scoring threshold.

**TABLE B-3
PALM BEACH COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
Fiscal Year 2010-2011 (36th Year)
Proportionate Share of Total Entitlement Funds Available to Category II and the Unincorporated Area**

Category II Municipalities and the Unincorporated Area	Proportionate Percentage	Initial Entitlement	Proportionate Share of Cat. I Among Cat. II and Unincorp.	Additional Entitlement	Final Entitlement
Belle Glade, City of	8.14297%	\$ 177,086	8.91451%	\$ 16,779	\$ 193,865
Greenacres, City of	2.90200%	\$ 63,110	3.17696%	\$ 5,980	\$ 69,090
Jupiter, Town of	3.05159%	\$ 66,363	3.34072%	\$ 6,288	\$ 72,651
Lake Park, Town of	1.95349%	\$ 42,483	2.13858%	\$ 4,025	\$ 46,508
Lake Worth, City of	8.10765%	\$ 176,318	8.87584%	\$ 16,706	\$ 193,024
Pahokee, City of	2.67983%	\$ 58,279	2.93374%	\$ 5,522	\$ 63,800
Riviera Beach, City of	9.76808%	\$ 212,428	10.69359%	\$ 20,127	\$ 232,555
South Bay, City of	1.82497%	\$ 39,688	1.99788%	\$ 3,760	\$ 43,448
*Wellington, Village of	1.99173%	\$ 43,314	2.18044%	\$ 4,104	\$ 47,418
Category II Total	40.42231%	\$ 879,068	44.25227%	\$ 83,291	\$ 962,359
Unincorporated PBC	50.92286%	\$ 1,107,425	55.74773%	\$ 104,927	\$ 1,212,352
Category I Total	8.65483%	\$ 188,218	N/A	N/A	N/A
GRAND TOTAL	100.00%	\$ 2,174,711	100.00%	\$ 188,218	\$ 2,174,711

*Wellington is a Category I municipality that submitted an application for an eligible CDBG activity which exceeded the scoring threshold.

CDBG Evaluation Process

Palm Beach County Housing and Community Development (HCD) utilizes a One-Stage and Two-Stage Process to evaluate activities. The first process was designed for activities submitted and/or prioritized by municipalities with Target Areas and consists of one (1) stage. The second process is for countywide activities and activities in the unincorporated areas of Palm Beach County and consists of two (2) stages.

Each process utilizes Evaluation Forms with a set of criteria to evaluate the activities. In addition to the determination of eligibility per HUD regulations, the forms include, among others, activity management, activity need, experience and past performance. Scoring points are applicable to countywide activities, activities located in the unincorporated areas and activities located in/sponsored by non-entitlement municipalities.

To reduce the processing of applications that are incorrectly prepared or lack sufficient information for staff to perform a proper review and to encourage applicants to submit well-prepared applications, a Review Threshold was established, as described.

I. ONE-STAGE PROCESS

This process applies to those activities submitted by the municipalities, or by agencies whose activities will have an impact on the municipalities' entitlements.

STAGE I: Preparation of the Evaluation Criteria Form for Municipalities and Local Agencies Impacting the Municipalities' Entitlement

A description of Criteria Categories is included in the form. No scoring points are assigned to this form. The form will be prepared by Planning staff and distributed to other HCD sections, where applicable, for comments. Reviewing sections must complete the proper lines on the front page of the form. Comments from the Planning Section and reviewing sections should be recorded in the last sections of the form.

Funding allocations for municipalities will be based on the results of Stage I and the prioritization submitted by the applicable municipality. Funding allocations will include, where applicable, conditions and observations.

Municipalities Endorsement

Municipalities and agencies impacting the municipalities' entitlement will not be directly affected by the Review Threshold. However, as part of the application process, municipalities must certify that their endorsed activities will meet a National Objective and that the endorsed agency(s) has the capacity and resources in place to undertake the proposed activity. Municipalities are advised that should an endorsed activity fail to meet a national objective or an endorsed agency fail to comply or display difficulty in complying with the contract requirements (e.g., receives monitoring findings), sanctions such as deductions to the municipality's future entitlements may be applied.

II. TWO-STAGE PROCESS

The two-stage process applies to countywide activities, activities in the unincorporated area and activities located/sponsored by non-entitlement municipalities. It comprises the following:

STAGE I: Preparation of the Preliminary Evaluation Criteria Form for Countywide/Unincorporated Activities or Activities Located/Sponsored by Non-entitlement Municipalities

This Form represents Stage I of the Community Development Block Grant (CDBG) Evaluation Process. Sections which include scoring points are described in Appendix B of the form.

Scoring points are included to provide a preliminary overall rating of each activity. This preliminary rating represents one instrument that assists staff in arriving at funding recommendations.

The form will be prepared by Planning staff and distributed to other HCD sections, where applicable, for comments. Reviewing sections must complete the proper lines on the front page of the form. Comments from the Planning Section and reviewing sections should be recorded in the last sections of the form.

Review Threshold

Applications for activities located in the unincorporated area, having a countywide impact, or located/sponsored by non-entitlement municipalities will be subject to a review threshold of 55 points of the maximum possible points of 115. The Preliminary Evaluation Criteria Form (Stage I of the Evaluation Process) will be used to help determine the points awarded. Applications with less than 55 points will not be reviewed under Stage II of the process and applicants will be advised of this action. **Applications with less than 55 points will be eliminated from the process and no further information will be requested from these applicants.**

STAGE II: Implementation of the Comparative Analysis

A comparative analysis will be performed for the activities that met the requirements of the Review Threshold.

The comparative analysis will be based on the following factors:

- The Evaluation Criteria Forms will be prepared by Planning Section staff and distributed to other HCD sections, where applicable, for comments. Reviewing sections must complete the proper line(s) on the front page of the form.
- Planning staff will prepare eligibility letters to all applicants, providing staff comments, and advising of the public meetings. A deadline to provide additional information, for those activities that met the Review Threshold Criteria and for municipalities, will also be provided.
- Once the additional information is received, Stage II will be implemented.
- Planning staff will prepare a table listing all applicants and summarizing staff comments. The Table will be presented to the HCD Director and Assistant County Administrator for their review.
- Funding recommendations/allocations will be made by HCD Director and Assistant County Administrator in consultation with staff, based on the results of Stage I and Stage II.
- Planning staff will prepare funding recommendation letters to applicants requesting funds for Countywide/Unincorporated activities, and funding allocation letters to entitlement municipalities and local agencies impacting the municipalities' entitlement. The letters will include explanations for those activities not funded or funded at a significant lower level.
- Funding recommendations/allocations will be presented to County residents during a public meeting of the Board of County Commissioners (BCC) and then a BCC Public Hearing for final approval.

Appendix II--Community Development Planning Areas

“Target Areas” are geographic areas wherein housing support activities, and/or concentrated and mutually supportive capital improvement and housing activities can be undertaken so a comprehensive impact on housing and community development needs can be realized in a relatively short period.

In order to establish Target Areas, HCD established the following criteria:

A CDBG Target Area must:

- 1.) be a contiguous area;
- 2.) comply with HUD's area benefit criterion in that 51% or more of the residents are low/mod income persons, preferably to include Census Blocks groups where 70% or more of the residents are low/mod income persons;
- 3.) have not less than 60% residential land uses;
- 4.) have a concentration of structures in need of rehabilitation or demolition;
- 5.) exhibit a need for capital improvements; and
- 6.) meet the established size criteria as follows:
 - For the Glades Area – be a size not less than .05 sq. mile and not larger than .50 sq. mile;
 - For the Eastern/Central Palm Beach County: be a size not less than .10 of a square mile and not exceeding 1 square mile.

In order to identify Target Areas in the County, HCD undertook “The Study to Identify HCD Planning Areas for the Community Development Block Grant Program (2003-2009).” For the FY 2010-15 Five Year Consolidated Plan, the Target Areas identified in the study were recertified and three new areas were added as well as three existing target areas expanded. The study identified three categories of planning areas that considered both the unincorporated area of the County and the 29 municipalities that had entered into Interlocal Cooperation Agreements with the County at the time of the Study. The three Categories are:

Category I: This category includes those municipalities that have entered into an Interlocal Agreement with the County but do not contain an identified geographic area which meets the minimum requirements (i.e. concentration of low- or moderate-income persons, concentration of substandard housing, and/or a need for capital improvements) to be designated a CDBG Target Area. There are currently nineteen (19) municipalities in the County characterized as Category I.

Category I municipalities are not precluded from applying for CDBG funds, provided they exhibit low- and moderate-income areas. Such municipalities will be invited to apply but will not be eligible to receive an entitlement under the County’s CDBG Local Entitlement Methodology.

Where applicable, funding recommendations will be based on project eligibility, national objective, and the contribution (i.e., proportionate share) of the municipality to the overall grant.

Category II: This category includes those municipalities that have entered into an Interlocal Agreement with the County, and have an identified target area that meets the

minimum requirements for determination as a CDBG Target Area (i.e. concentration of low- or moderate-income persons, concentration of substandard housing, and/or a need for capital improvements). There are currently nine (9) municipalities that have an identified Target Area.

Category III: This category includes unincorporated areas of Palm Beach County which have attained the minimum standard established for determination as a CDBG Target Area, (i.e. concentration of low- or moderate-income persons, concentration of substandard housing, and/or a need for capital improvements). Category III Planning Areas are within the County's Jurisdiction and therefore there is no requirement for an Interlocal Cooperation Agreement.

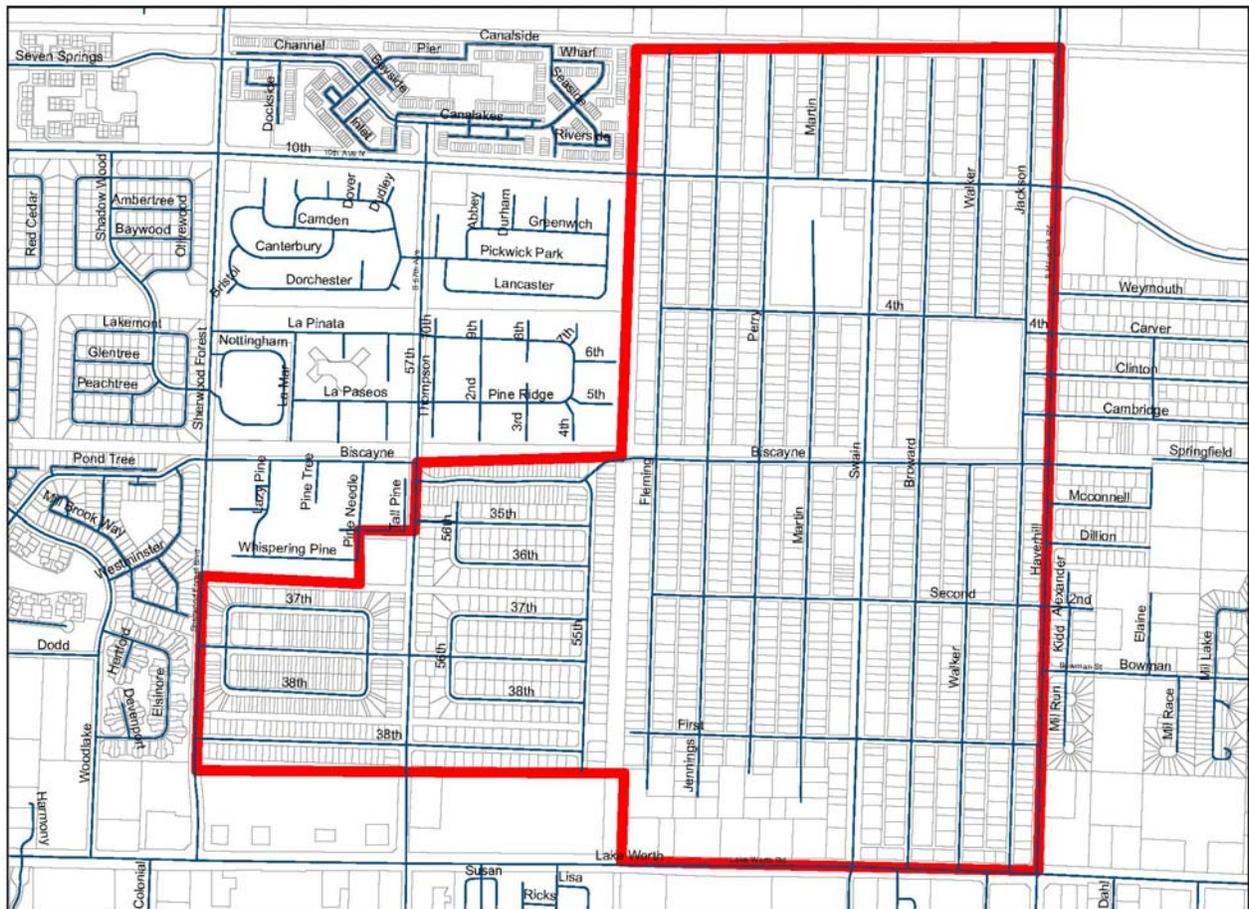
Description of Target Areas

Target Areas in which CDBG activities will be located during FY 2010-11 are described below. The description includes the census tract(s), information concerning income levels, minority concentration, and housing conditions. Housing condition information is based on the windshield survey performed for the preparation of the Six Year Study as well as surveys conducted of the new and expanded Target Areas. Census tracts, income levels, and minority concentration data is based on 2000 Census information.

City of Greenacres Target Area: The target area is located in CT 47.04 and includes all or portions of BG 1, 2 and 3 and in CT 47.05 and includes all or portions of BG 1 and 2. It is roughly bounded on the north by the L-10 Canal; on the east by Haverhill Road; on the south by Lake Worth Road; and on the west by Sherwood Forest Blvd. The area is included in Range 42, Township 44, Section 23, and is approximately 0.63 square mile in size.

The estimated percentage of low/mod income persons in the area is 59.3%. Of the area's population, roughly 8,156 are White (77.3%); 788 are Black (7.5%); and 1,601 are of other races (15.2%). In addition, approximately 3,616 persons are of Hispanic origin (34.3%).

Of 4,296 housing units, 547 (12.7%) are overcrowded. Furthermore, 51.0% are categorized as “sound”; 46.0% exhibit “minor deterioration”; 3.0% exhibit “major deterioration”; and 0.0% are “dilapidated.”



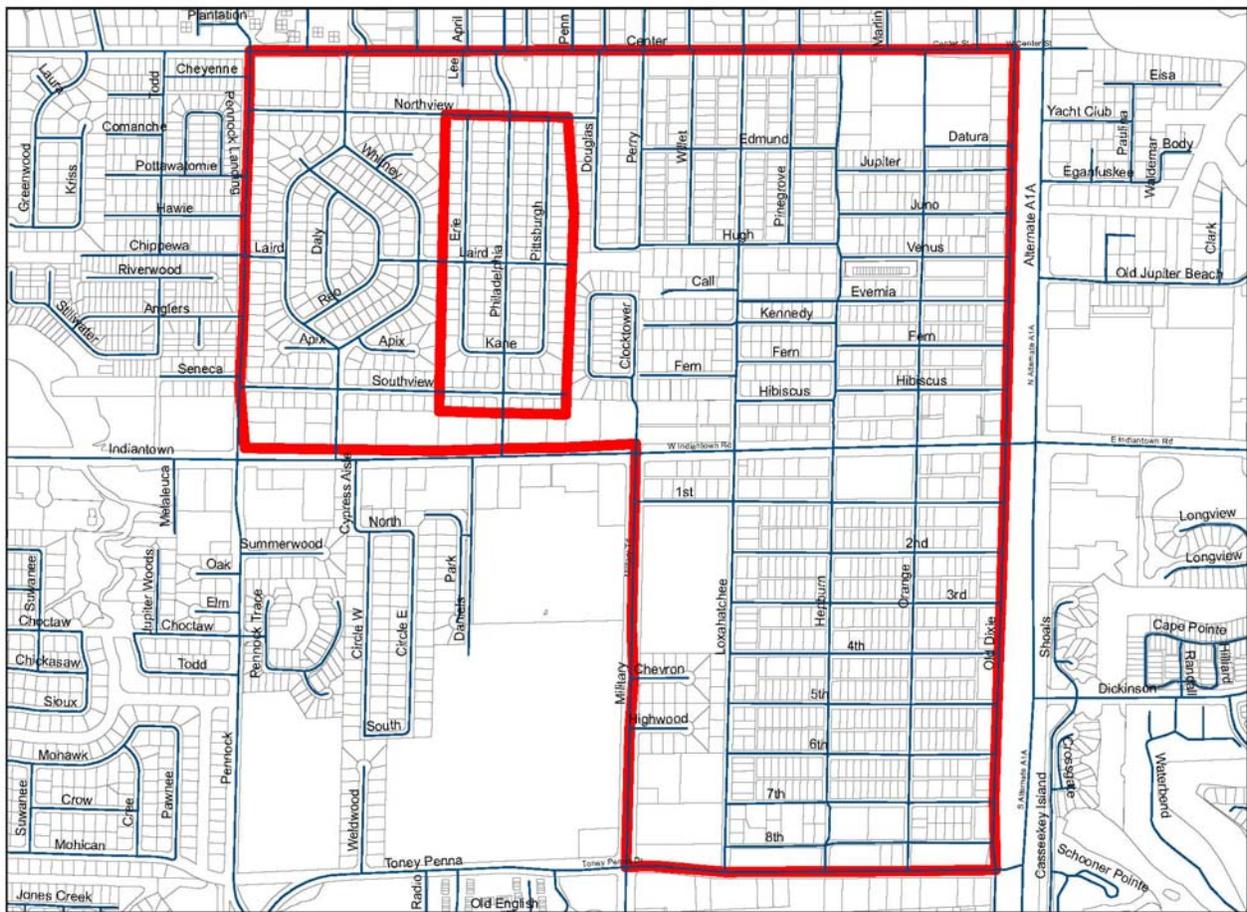
City of Greenacres Target Area

Source: 2000 US Census
Palm Beach County GIS

Town of Jupiter Area: The target area is located in CT 2.02 and includes all or portions of BG 2 and BG 4 and in CT 2.05 and includes all or portions of BG 2. It is bounded on the north by Center Street; on the east by Old Dixie Highway; on the south by Tony Penna Drive; and on the west by N. Pennock Lane. The area is included in Range 42, Township 41, Section 1, and is approximately 0.72 square mile in size.

The estimated percentage of low/mod income persons in the area is 53.8%. Of the area's population, roughly 4,814 are White (88.1%); 106 are Black (1.9%); and 547 are of other races (10.0%). In addition, approximately 1,271 persons are of Hispanic origin (23.2%).

Of 2,119 housing units, 199 (9.4%) are overcrowded. Furthermore, 54.6% are categorized as “sound”; 42.3% exhibit “minor deterioration”; and 3.1% exhibit “major deterioration”.



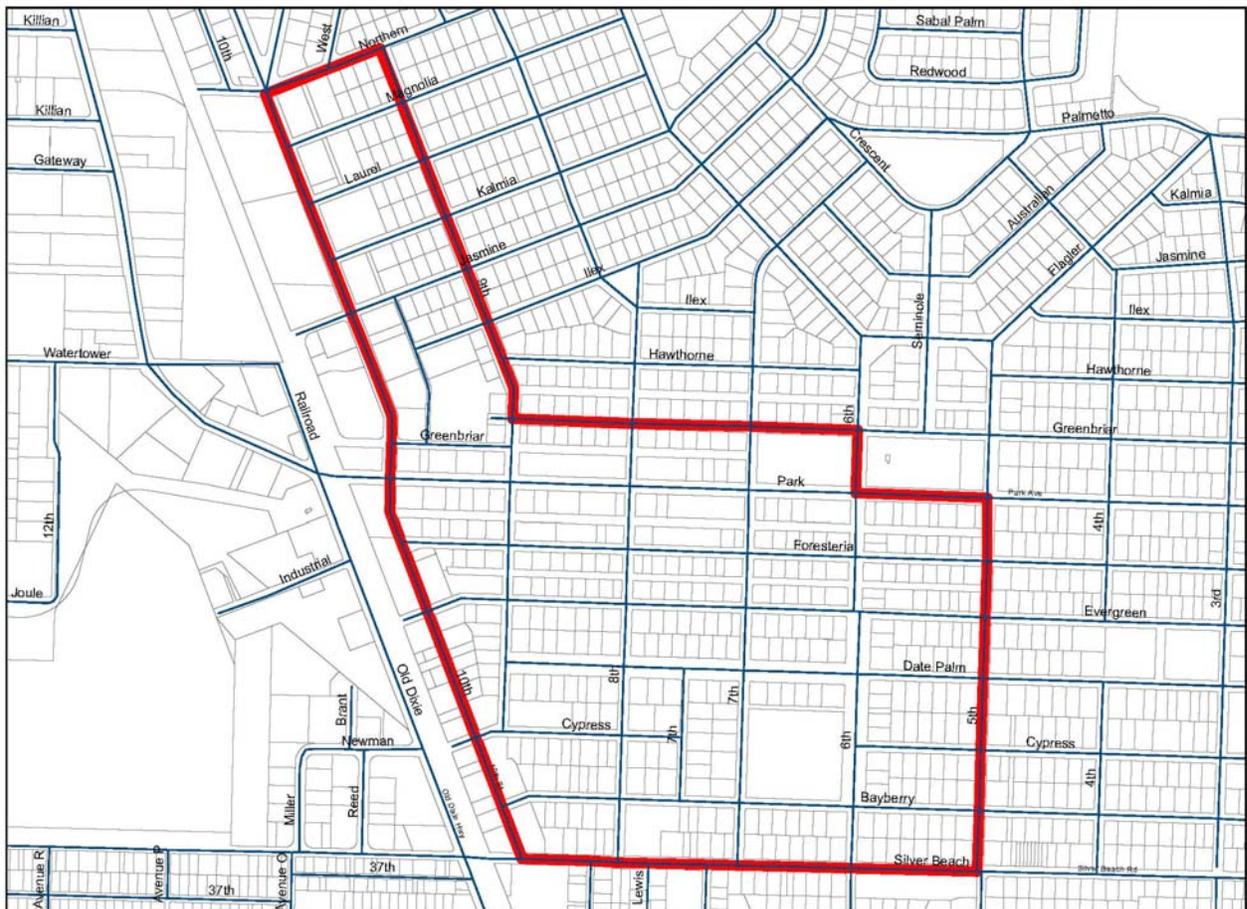
Town of Jupiter Target Area

Source: 2000 US Census
Palm Beach County GIS

Town of Lake Park Target Area: The target area is located in CT 11.01 and includes all or portions of BG 5, 6, and 7. It is bounded on the northeast by 9th Street; on the north by Park Avenue from 5th to 6th Street, and Greenbriar Drive from 6th to 9th Street; on the east by 5th Street; on the south by Silver Beach Road; on the southwest by 10th Street and Old Dixie Highway; and on the northwest by Northern Drive. The area is included in Range 43, Township 42, Sections 20 and 21, and is approximately 0.32 square mile in size.

The estimated percentage of low/mod income persons in the area is 64.1%. Of the area's population, approximately 1002 are White (27.8%); 2174 are Black (60.4%); and 423 are of other races (11.8%). In addition, approximately 192 persons are of Hispanic origin (5.3%).

Of 1,242 housing structures, 187 (15.8%) are overcrowded. Further, 32.3% are categorized as “sound”; 63.3% exhibit “minor deterioration”; 4.4% exhibit “major deterioration”; and 0% are “dilapidated.”



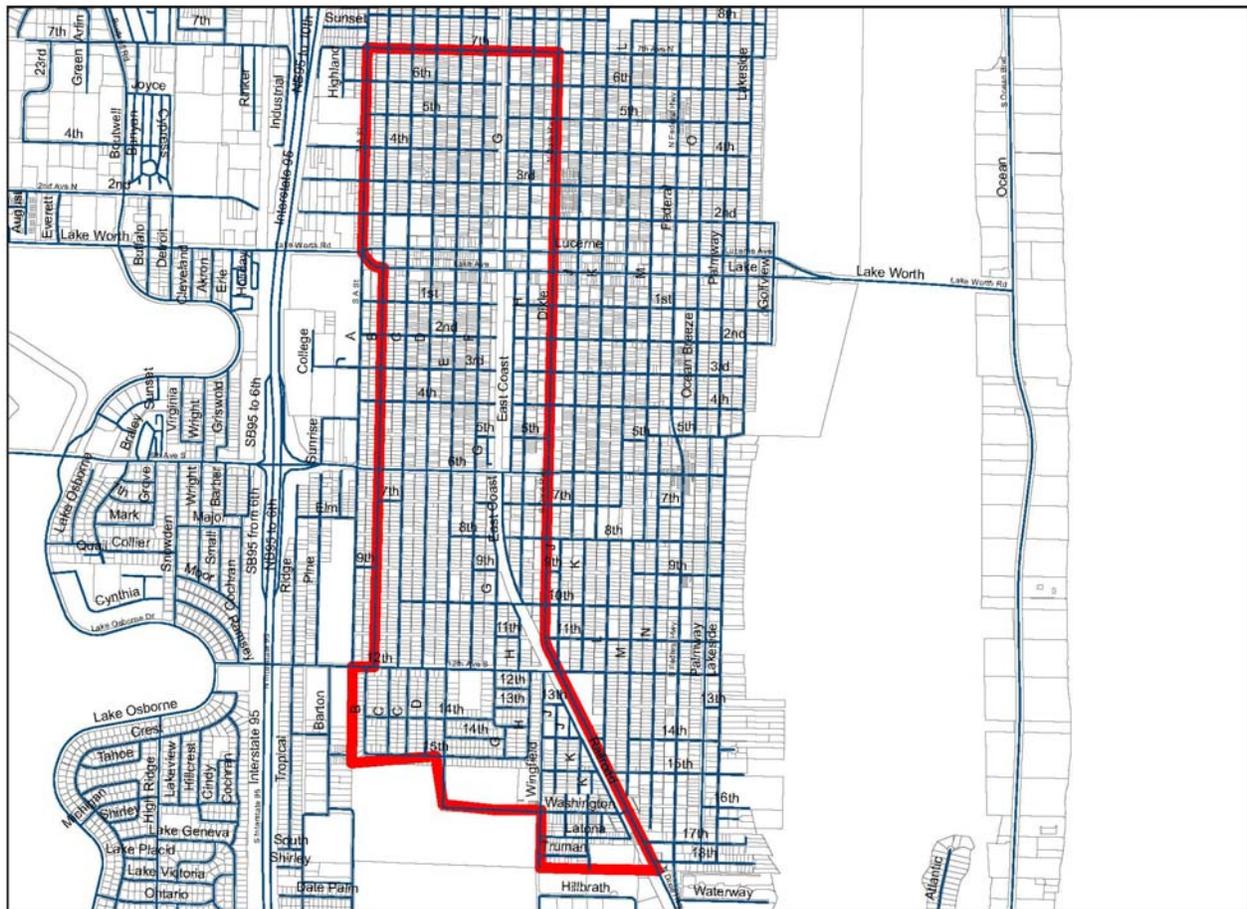
Town of Lake Park Target Area

Source: 2000 US Census
Palm Beach County GIS

City of Lake Worth Target Area: The target area is located in CT 44.02, 51, 52.01, and 52.02, and includes all or part of BG 1,2,3,4, and 5. The area is bounded on the north by 7th Avenue North; on the east by Dixie Highway; and the south by the Town of Lantana municipal limits; and on the west by South “B” Street and North and South “A” Street. The area is included in Range 43, Township 44, Sections 21, 28, 33 and 34, and is approximately 1.0 square mile in size.

The estimated percentage of low/mod income persons in the area is 75.4%. Of the area's population, approximately 7077 are White (46.3 %); 4561 are Black (29.9%); and 3637 are of other races (23.8%). In addition, approximately 5694 persons (37.3%) are of Hispanic origin.

Of 6003 housing structures, 1353 (25.5%) are overcrowded. Further, 39.9% are categorized as “sound”; 48.8% exhibit “minor deterioration”; 9.7% exhibit “major deterioration”; and 1.6% are “dilapidated.”



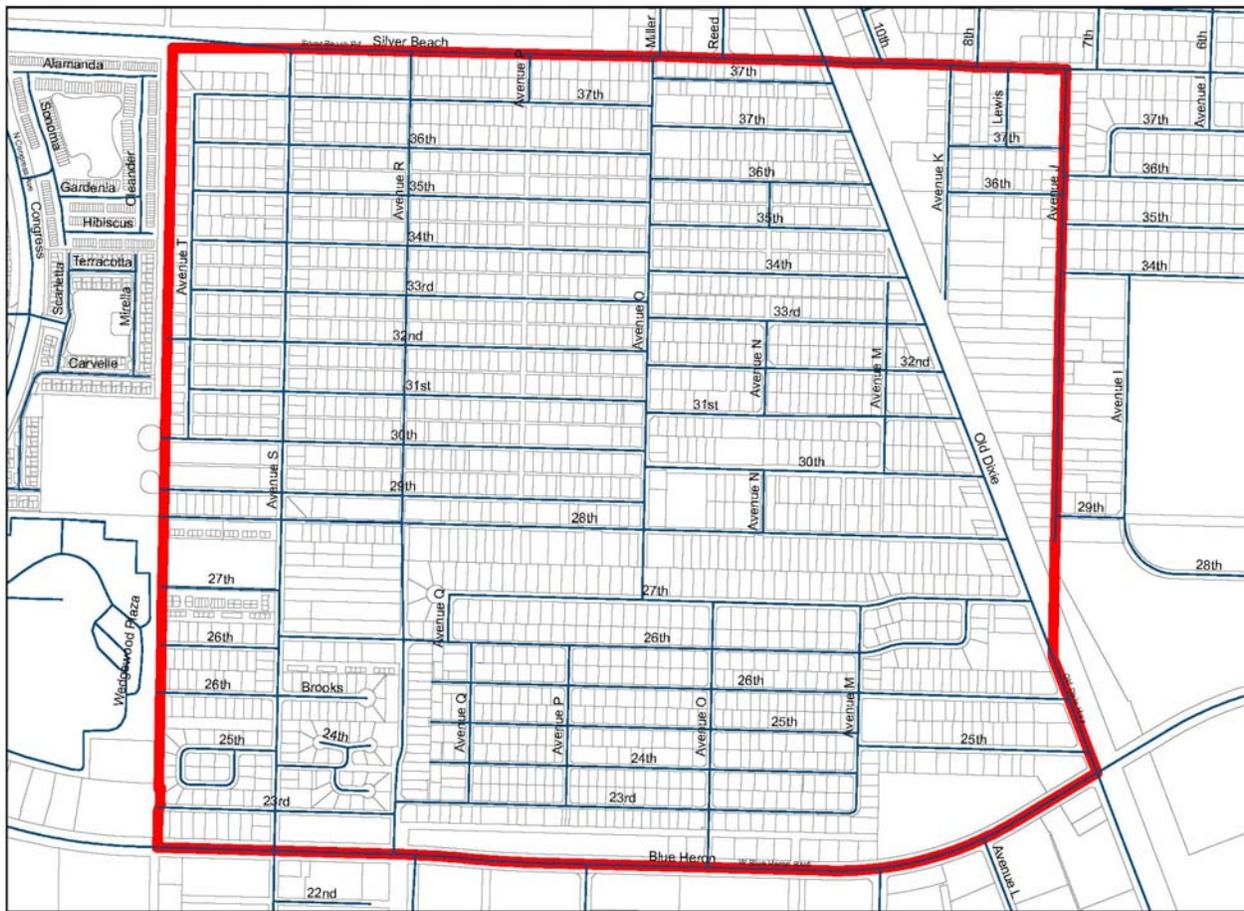
City of Lake Worth Target Area

Source: 2000 US Census
Palm Beach County GIS

City of Riviera Beach Target Area: The target area is located in portions of CT 12 and 13.02. The area is bounded on the north by Silver Beach Road; on the south by Blue Heron Boulevard; on the east by Avenue “J”; and on the west by Avenue "U." The area is included in Range 43, Township 42, Section 29, and is approximately 0.8 square mile in size.

The estimated percentage of low/mod income persons in the area is 74.5%. Of the area's population, approximately 76 are White (1.3%); 5599 are Black (95.2%); and 113 are of other races (1.9 %). In addition, approximately 96 persons (1.6%) are of Hispanic origin.

Of 2240 housing structures, 473 (23.4%) are overcrowded. Further, 33.4% are categorized as “sound”; 49.0% exhibit “minor deterioration”; 15.6% exhibit “major deterioration”; and 2.0% are dilapidated.”



City of Riviera Beach Target Area

Source: 2000 US Census
Palm Beach County GIS

City of South Bay Target Area: The target area is located in CT 83.02, BG 1. The area is bounded on the north by Northwest 4th Street; on the east by U.S. Highway 27; on the south by Southwest 3rd Street; and on the west by properties adjacent to Southwest and Northwest 12th Avenue. The area is included in Range 36, Township 44, Sections 11 and 14, and is approximately 0.5 square miles.

The estimated percentage of low/mod income persons in the area is 76.2%. Of the area's population, approximately 638 are White (14.1%); 2753 are Black (60.9%); and 86 are of other races (1.9%). In addition, approximately 1044 persons (23.1%) are of Hispanic origin.

Of 1194 housing structures, 329 (32.8%) are overcrowded. Further, 13.6% are categorized as “sound”; 24.6% exhibit “minor deterioration”; 54.8% exhibit “major deterioration”; and 6.8% are “dilapidated.”



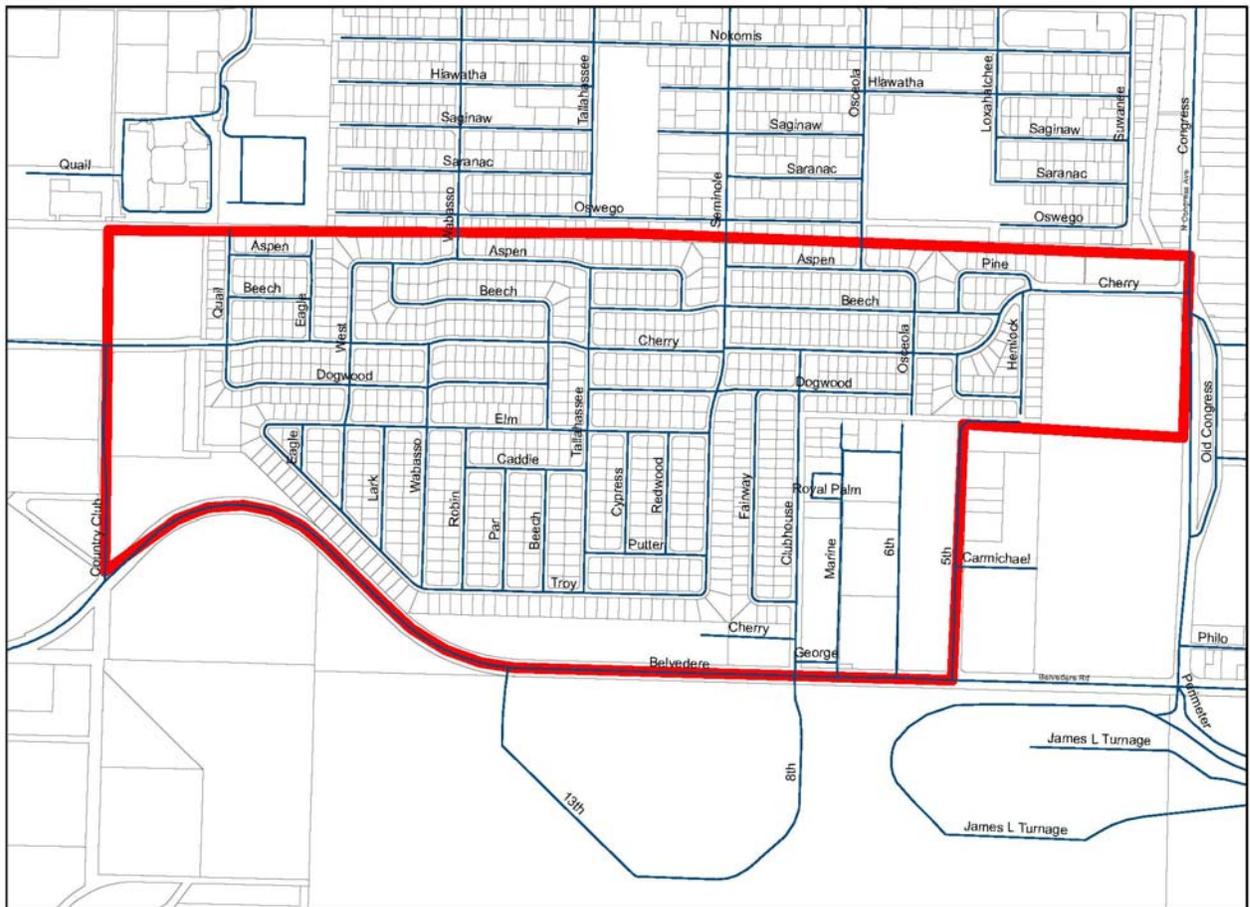
City of South Bay Target Area

Source: 2000 US Census
Palm Beach County GIS

Belvedere Homes Target Area: The target area is located in CT 30, BG 1 and 2. The area is bounded on the north by the L-2 Canal; on the east by Congress Avenue and the eastern boundary of the Golfview Heights subdivision; on the south by the southern boundary of the Golfview Heights subdivision; and on the west by Country Club Road. The area is included in Range 42, Township 43, Section 25; and Range 43, Township 43, Sections 30, and is roughly 0.44 square miles.

The estimated percentage of low/mod income persons in the area is 61.4%. Of the area's population, approximately 2639 are White (66.4%); 737 are Black (18.5%); and 600 are of other races (15.1 %). In addition, approximately 1350 persons (34.0%) are of Hispanic origin.

Of 1313 housing structures, 213 (16.8%) are overcrowded. Furthermore, 38.3% are categorized as “sound”; 50.6% exhibit “minor deterioration”; 11.1% exhibit “major deterioration”; and 0% are “dilapidated.”



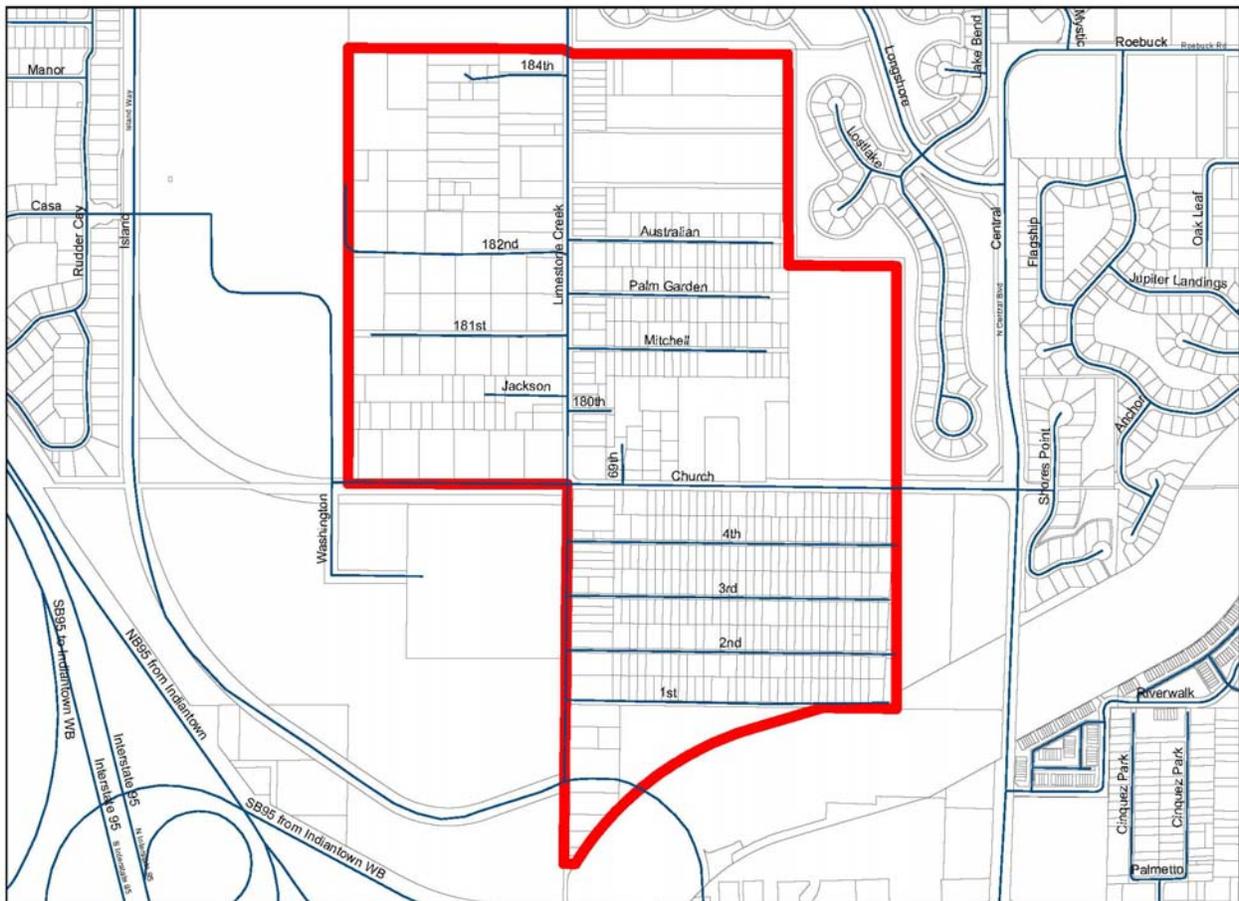
Belvedere Homes Target Area

Source: 2000 US Census
Palm Beach County GIS

Limestone Creek Target Area: The target area is located in CT 2.10, and includes all or part of BG 1. The area is bounded on the north by 184th Place North; on the east by a line formulating at the eastern terminus of Australian, Palm Garden, and Mitchell Streets, and a line formulating at the terminus of First, Second, Third, and Fourth Streets; on the south by the C-18 Canal; and on the west by Limestone Creek Road and a line formulating at the western terminus of 181st and 182nd Streets. The area is included in Range 42, Township 40, Sections 33 and 34, and is approximately 0.41 square miles.

The estimated percentage of low/mod income persons in the area is 65.2%. Of the area's population, approximately 785 are White (63.4%); 347 are Black (28.0%); and 51 are of other races (4.1%). In addition, approximately 55 persons (4.4%) are of Hispanic origin.

Of 423 housing structures, 0 (0%) are overcrowded. Furthermore, 57.7% are categorized as “sound”; 27.0% exhibit “minor deterioration”; 11.0% exhibit “major deterioration”; and 4.3% are “dilapidated.”



Limestone Creek Target Area

Source: 2000 US Census
Palm Beach County GIS

APPENDIX III--Policies for Activities with Unspecified Locations

The HCD CDBG funded Countywide Housing Rehabilitation and Demolition Program; the HOME funded First-time Homebuyers Program and the Section 108 Loan Program are the only activities identified in the Action Plan for FY 2010-11 where at the time of the Plan's preparation, specific sites had not been identified. The approved policies and procedures that will govern the implementation of these programs are outlined below.

The Programs

a) HCD Countywide Housing Rehabilitation Program:

This program provides assistance for rehabilitation of substandard owner occupied housing units in order to upgrade the properties to meet applicable codes. This program caters to low- and moderate-income homeowners and provides financial assistance in the form of loans. A property owner, who owns a single-family unit, can receive up to \$35,000 in CDBG funds for repairs and associated costs, and also can receive up to \$10,000 in CDBG funds for the removal of lead-based paint from houses built prior to 1978. The owner of the rehabilitated property is required to reside at the property for the remainder of the current mortgage. Homeowner's income must be certified in order to participate in the program.

The following comprises the main qualifying criteria under these housing programs:

- Applicant must be the owner of record of the property;
- Applicant must reside at the property;
- Property must be substandard and be located in the unincorporated area of Palm Beach County or be located within the city limits of a municipality having an inter-local agreement with Palm Beach County;
- Property must consist of one detached dwelling unit and be entirely used for residential purposes;
- The applicant's property tax obligation must be current at time of approval;
- The applicant's household must be a low/moderate income household pursuant to applicable HUD standards. This determination is based on the household's size and income.

The following provides an overview of the major phases of this program:

The Application and Initial Inspection Process: At this initial stage an applicant submits an application form, provides documentation in support of the application, and signs certain release forms authorizing HCD to verify the application's content with third parties. During this stage, an initial inspection of the property and the feasibility of undertaking the rehabilitation is assessed. A lead-based paint inspection is also performed for properties built before 1978.

The Verification Process: Information provided by the applicant is verified through outside parties, and additional information (such as title information) is also obtained that is needed in reaching a decision on whether or not to proceed with the project.

The Work Write-Up Preparation Process: This process entails the preparation of detailed construction specifications to address deficiencies identified at the property by HCD's inspector, as well as specifications for lead-based paint abatement when such is determined necessary. The process incorporates the property owner's preferences on execution of the work intended to upgrade

the property to applicable housing and building code standards and allows for incorporation of a limited amount of general property improvements.

The Construction Bidding Process: The work write-up specifications prepared by HCD's inspector are let for competitive bidding by contractors on a pre-screened list of bidders. Additionally, bids are let for extermination of termite or other wood destroying organisms where such infestation is found at the property. This process also includes a tabulation of bids received and an evaluation of the lowest responsive bid.

The Underwriting and Approval Process: Given firm construction and extermination costs and requisite information necessary to underwrite a project, a recommendation for funding is made to the County Administrator, or designee (the Director of HCD), when the project meets the requirements of these policies. Alternatively, funding may be approved by the Board of County Commissioners if waivers to these policies are needed. A closing is conducted thereafter at which certain documents are executed.

The Construction Process: Having received the necessary approvals, a project proceeds to the construction phase (including lead-based paint abatement where required) which implements the intent of the program. Work is inspected by HCD and approved for payment by HCD and the property owner. Termite treatment is performed thereafter if needed.

b) HOME First-Time Homebuyers' Program

The program provides financial assistance to very low- and low-income families to purchase their first home (that is the person must not have owned a home in the past 3 years). The home must be the families' principal place of residence. The assistance is provided a mortgage which is forgivable at the end of a designated term if all conditions are met. Eligible households with income at or below 50% of the AMI may receive up to \$75,000; households with incomes between 51% and 80% of the AMI may receive up to \$65,000. The homeowner must have the financial ability to secure a first mortgage as well as to repay debt and maintain the housing unit.

Eligible Properties and Property Standards

The property must be located in the Palm Beach County CDBG entitlement jurisdiction; mobile homes are excluded; sale price of the property cannot exceed \$280,000 and the purchase price is limited to 95% of the median sales price of a housing unit in the County; property is subject to NEPA and HUD's environmental requirements.

Properties involving acquisition only, new construction and rehabilitation must meet all applicable local codes, rehabilitation standards, and zoning ordinances at the time of completion/closing. Occupied properties or those which will trigger relocation are not eligible.

Implementation Process

Non-profit housing providers (CHDOs, CDCs etc) and municipalities liaise with HCD to implement the program, as follows:

- Application and Prequalification of homebuyer is done by Non-profits/municipalities
- All applicants must participate in a homebuyer counseling session conducted by the non-profit or the municipality.
- Homebuyers are referred to HCD for income certification to determine eligibility to receive funding.
- Once a property is selected by the homebuyer, it is submitted to HCD for an environmental

review to be conducted.

- For existing homes, the non-profits/municipalities must have a home inspection performed and submit the report to HCD. If the required rehabilitation work is in excess of \$5,000, a minimum of 3 bids are required.
- HCD and the non-profit/municipality will conduct a post rehabilitation/construction of the property.

c) Section 108 Loan Program (Community Development Business Loan Program)

On September 26, 2002, Palm Beach County received a commitment from HUD for loan guarantee assistance under the Section 108 Loan Program for \$15,000,000 to undertake the PBC Community Development Business Loan Program, which offers loan financing to economic development activities. This commitment was renewed in January 2009, for \$13,340,000. The Section 108 Loan Program provides subordinated financing to borrowers committed to establishing or expanding business interests in Palm Beach County. The loan is for closing a financial gap of the project. The program will contribute with up to 40% of the project total cost or up to \$1,000,000, whichever is lower. Through this Program, the County can attract appropriate businesses and industries, assist existing businesses/industries to expand, assist distressed areas and local communities in their economic revitalization efforts and assist in creating additional job opportunities. The Palm Beach County Economic Development Office (EDO) is the sole County Department responsible for implementation of this program.

The program criteria first approved by the Board of County Commissioners (BCC) on March 12, 2002, were later revised by EDO. The revised criteria were approved by the BCC on May 15, 2007.

The major goals and focus of the Community Development Business Loan Program are to:

1. Attract appropriate businesses and industries to Palm Beach County;
2. Assist existing businesses and industries to expand and create additional job opportunities;
3. Assist in priority county- and state-designated distressed areas and local communities in their economic revitalization efforts;
4. Create opportunities for small-, women-, and minority-owned businesses; and
5. Help develop a local qualified workforce with the skills to excel in the twenty-first century.

The approved program criteria are summarized below:

Eligible Activities

These include the following: land acquisition; real property acquisition; utility and road infrastructure improvements; new construction of commercial and industrial buildings; rehabilitation of commercial and industrial buildings; purchase and installation of equipment and fixtures; refinancing of existing debt (as part of a new project creating new job opportunities); financing of working capital accounts; and any other CDBG-eligible activity approved by the Board of County Commissioners.

Eligible Applicants

These include the following: sole proprietorships; incorporated businesses; municipalities; Community Redevelopment Agencies; Downtown Development Authorities; other Community-Based Economic Development Organizations; and any other legally-organized businesses registered with the Florida Department of State. (Local Entitlement Communities must provide a 100% match for loan funding sought to develop projects within their municipal boundaries).

When proposals for funding are received and reviewed by Palm Beach County, preference shall be given to those “for-profit” and “not-for-profit” applicants who have sustained current business ventures for a minimum of three (3) years; wherein those business ventures are profitable and have adequate cash flow and debt service coverage.

Not-for-profit applicants must demonstrate the capacity to develop and operate sustained business ventures. The applicant agencies must also employ appropriate staff and have their economic development missions clearly defined in their Articles of Incorporation. The projects proposed by not-for-profit agencies must coincide with those activities of which the agencies have experience and a history of completed endeavors. These projects must also be developed within the geographical boundaries detailed within the agency’s By-Laws and Articles of Incorporation.

Types of Assistance Available

The primary type of financial assistance to be made under this program will be loans. The loan terms will be negotiable, depending on the loan amount and the overall risk associated with the proposed project.

Interest Rates

The interest rates may be fixed or variable and will be based on the rate charged to Palm Beach County by HUD. The interest rate to the borrower will be determined, in part, by the location of the proposed project. Projects to be located within a county or state designated distress area, the interest rate charged shall be 100 basis points above the rate charged to Palm Beach County by HUD. Projects not to be located in a county or state designated distress area shall be charged an interest rate of 200 basis points above the rate charged to the county by HUD.

Loan Fees and Costs

An application fee of 100 basis points (1.0%) shall be charged on the face amount of any Section 108 loan applied for, and 75 basis points (.75%) shall be charged as a loan closing fee. The applicant is responsible for all lender/bank fees, appraisal fees, environmental fees, and legal fees among others.

Loan Terms

Applicants may apply for loans at a minimum of \$250,000 or up to a maximum of \$1,000,000. The actual loan amount shall be determined by the benefits received by the public (e.g., number of jobs created or residents assisted). All loans will have loan terms based on the borrower’s ability to repay, the purpose of the loan, and the useful life of the assets financed. However, maximum loan maturities have been established: twenty (20) years for real estate; and seven (7) years for working capital, except where a longer maturity (up to ten (10) years) may be needed to ensure repayment.

The maximum loan terms used to finance equipment and fixtures will be limited to the economic life of those assets (not to exceed fifteen (15) years). The 20 year maximum will apply to the

acquisition of land and buildings or the refinancing of debt incurred in their acquisition. Where business premises are to be constructed or significantly renovated, the 20 year maximum loan term shall not be in addition to the time needed to complete the construction or renovation.

Loan to Value Target

At no time shall loan financing exceed eighty percent (80%) of the value pledged as part of a proposed economic development activity. Also, at no time shall a loan provided through this program, exceed forty percent (40%) of the total project costs associated with a proposed economic development project (unless specifically approved by the Board of County Commissioners as a waiver to this requirement).

Cash Flow Ratios

When analyzing the financial pro forma of a Community Development Business Loan applicant, it is imperative that the debt service coverage ratio equals no less than 1.20 to 1, meaning that there be at least \$1.20 of net operating income available for every \$1.00 of debt service. Debt service coverage is defined as net operating income divided by principal and interest payments for all existing debts. Net operating income is defined as gross income minus operating expenses.

Required Owner Equity

In order to qualify as an eligible applicant under Palm Beach County's Community Development Business Loan Program, the applicant must commit in personal funds (or real property), a minimum of ten percent (10%) of total project costs. Please note that if real property is being committed as the owner's equity within a project, only up to 50% of the appraised value of real property will be considered. The appraised value must be approved by Palm Beach County and/or its Property and Real Estate Management Department. All "personal funds" must be contributed to the project up-front and may not be borrowed funds causing a lien to be attached to any project collateral or earnings.

The loans or loan guarantees provided through this program will always be made contingent upon all other necessary financing being legally committed to the proposed project.

Applicant Capability

Each applicant seeking a loan under the program must provide information detailing all relevant business experience and experience in HUD related/funded projects. Applicants must also provide information relative to credit history, as well as information on information on each member of the development team.

Project Feasibility

Each applicant seeking a loan under this program must submit proof of the project's overall feasibility. Feasibility can be shown by way of a business plan, market or feasibility study, and a commercial appraisal.

Financial pro formas must also be provided by the borrower which adequately describes all operating income and expenses.

Maximum Available Assistance

Where low- to moderate-income job creation is the focus of the proposed economic development project receiving financing through this loan program, each applicant is eligible for \$15,000 per full

time equivalent position created. The maximum amount of assistance that can be provided through the Community Development Business loan Program cannot exceed \$35,000 per job created. If a business is seeking consideration in receiving more than \$15,000 per job created, the Board of County Commissioners has at its discretion the ability to approve such request, however the project would have to meet the following:

- a) The project is of critical importance to Palm Beach county's local economy; or
- b) The salaries to be paid to the low- to moderate-income workers are significantly above the national average and/or the County's average salary.

Public Benefit Requirements

HUD Regulations at 24 CFR 570.209(b) require Palm Beach County to be responsible for assuring that at least a minimum level of public benefit is obtained from the expenditure of CDBG funding through the Community Development Business Loan Program. The standard set forth below, identifies the types of public benefits that must be recognized before the approval of any loan under HUD's Section 108 Loan Guarantee Program. Palm Beach County's Community Development Business loan Program is a revolving loan fund that will only provide financial assistance to borrowers who are seeking to create jobs, of which 51% must be provided to low-to-moderate income individuals. Therefore, requests for loan assistance will be reviewed and scored according to the amount of funds requested per full time equivalent job created.

Job Creation

The FTE jobs created for low-to-moderate income persons must be filled by Palm Beach County residents. The proposed salaries for all of the jobs created, must either equal the national, industry average salary for those positions or the average salary for Palm Beach County.

For a job to be classified as "created" it must be a permanent position created directly by the applicant.

Monitoring Policy and Procedures for Tracking of Public Benefits

It shall be the responsibility of the Economic Development Office to monitor and verify the public benefits that are to be derived from the provision of loan proceeds through Palm Beach County's Community Development Business Loan Program. Borrowers shall be required to enter into a "First Source Agreement" with the local Workforce Development Board for the hiring of employees working at the completed project. Palm Beach County shall also require that the recipients of loan and loan guarantee proceeds submit at least semi-annual reports to EDO which detail how the beneficiaries are employed and paid or are served. EDO shall also make at least annual monitoring visits to the project sites to review records and interview beneficiaries. Each borrower who receives loan or loan guarantee proceeds through this program must submit an independently-audited financial statement to the County on an annual basis.

Countywide Requirements

- **Countywide Environmental Monitoring Strategy for Activities with Unspecified Sites:**

As a recipient of U.S. Department of Housing and Urban Development (HUD) grants, Palm Beach County is authorized to assume the responsibilities for environmental review, decision-making, and actions that would otherwise apply to HUD under NEPA and other provisions of laws that further the purposes of NEPA, as specified in 24 CFR 58.5.

HUD developed guidelines concerning an environmental monitoring strategy for activities with unspecified sites during 1989. Such guidelines were later incorporated into the regulations as Tiering under Section 58.15. Following HUD's guidelines, Palm Beach County has developed the Countywide Environmental Monitoring Strategy for Activities With Unspecified Sites. This Strategy covers activities with unspecified sites that could be funded under the Community Development Block Grant Program, HOME Investment Partnerships Program, Emergency Shelter Grants Program or any other program as listed in 24 CFR 58.1(b). The strategy is summarized hereunder.

The following projects under the CDBG Program have been so far identified for the period 2005-2010: Belle Glade Area, Greenacres Area, Jupiter Area, Lake Worth Area, Pahokee Area, Riviera Beach Area, South Bay Area, West Jupiter Improvement Area and Westgate Improvement Area. The estimated range of activities to be undertaken for each of these projects includes infrastructure installation or improvements, construction or improvements of public facilities (buildings) and parks, removal of architectural barriers, and acquisition of real property.

- Other projects which have been identified are Countywide Housing Related Activities, Countywide Demolition, and Countywide Infrastructure Improvements. Activities under these projects were aggregated functionally, since the activities will take place in several locations within the Palm Beach County CDBG program jurisdiction

Strategy

The Florida State Clearinghouse primary function is to serve as the state's single review point for federal assistance applications. This means that by submitting the annual Action Plan (AP) (AP) and AP amendments to the Clearinghouse, all identified activities are reviewed by the appropriate state and regional agencies. The Clearinghouse reviews selected federal assistance applications for compatibility with Presidential Executive Order 12372 and Governor's Executive Order 95-359. It also reviews projects under the National Environmental Policy Act (NEPA), the federal Coastal Management Act, and the National Historic Preservation Act. At the end of the Clearinghouse review a clearance letter is issued. The Florida Coastal Management Program (FCMP) state agencies provide comments and recommendations to the Clearinghouse, and the Department of Environmental makes the state's final consistency determination. The 11 regional planning councils (RPCs) and participating local governments may also provide the Clearinghouse with comments relating to consistency with local plans.

Procedures

The environmental reviews and assessments may be tiered in order to eliminate repetitive discussion of the same issues at subsequent levels of review. The County's Strategy will consist of combining the concept of tiering and project aggregation to ensure that activities are reviewed in the aggregate and that those activities for which a specific site has not been identified, will undergo a proper environmental review at the time of site identification. All activities will be aggregated geographically, functionally or a combination of both into projects, per 24 CFR 58.32(b). In addition, the concept of multi-year project aggregation (24 CFR 58.32) will be utilized. Activities will be aggregated so that PBC HCD can analyze, for each individual project environmental review, the separate and combined impacts of activities that are similar, connected and closely related, or

that are dependent upon other activities and actions. The method by which the Strategy will be implemented is described below.

Projects

Step 1: All activities will be aggregated, either geographically or functionally, into projects. For multi-year projects, all potential activities need to be identified. The estimated range of the aggregated activities and the estimated cost of the total project, regardless of source of funds, must be listed and described.

Step 2: Determine if the multi-year project aggregation is applicable.

Step 3: Determine the level of review required for the aggregated project (For example, is Format II or Statutory Checklist required).

Step 4: Prepare a broader environmental review, using HUD's guidelines and forms for each aggregated project.

Step 5: Prepare a FONSI, where applicable, and RROF for the broader review.

Step 6: For multi-year projects, implement 24 CFR 58.47 (Reevaluation of Environmental Assessments and Other Environmental Findings). This is required when:

- The County proposes substantial changes in the nature, magnitude or extent of the project, including adding new activities;
- There are new circumstances and environmental conditions which may affect the project; or
- The recipient proposes the selection of an alternative not in the original finding.

Activities

Step 1: Determine the level of review required for each activity.

Step 2: Use the appropriate HUD form for Exempt and Categorically excluded activities.

Step 3: Conduct full assessment for activities neither Categorically Excluded nor Exempt.

Countywide Environmental Monitoring Strategy Checklist for Activities with Unspecified Sites

This checklist was developed to ensure compliance with 24 CFR Part 58. If preparation of the ER Monitoring Checklist determines the original environmental findings are no longer valid, then a separate EA must be performed for that particular activity.

The Monitoring Strategy Checklist will be prepared as activities and sites are identified. Preparation of the ER Monitoring Strategy Checklist is required under the following circumstances:

- Activities that are neither Categorically Excluded nor Exempt that are part of an aggregated project. Sections I and II of the Checklist must be completed.
- Categorically Excluded Activities Subject to 58.5. If the activity is part of an aggregated project, Part I of the Checklist must be prepared.

Preparation of the ER Monitoring Strategy Checklist is optional under the following circumstances:

- Categorically Excluded Activities Not Subject to 58.5, should the reviewer determined that a more in depth review is preferable.
- New activities which are not part of an aggregated project.

Section I of the ER Strategy Checklist

Historic Properties: For activities involving rehabilitation and demolition, location maps and photographs of the structure in question will be sent to the State Historic Preservation Office (SHPO). This will apply only to structures that are more than 50 years old. If the activity involves disturbing the soil of a vacant parcel of land, a description of the activity with a location map will be sent to the SHPO. Any activity determined to have an effect will be submitted to the National Advisory Council on Historic Preservation (NACHP) for their review.

Flood plain Management: HCD will review the appropriate Flood Insurance Rate Maps issued by the Federal Emergency Management Agency to determine flood zone designation for each activity.

The following table summarizes the applicability of undertaking of the 8 Step Process under EO 11988.

Type of Proposed Action	Type of Proposed Location			
	Floodways (portion of the floodplain which carries the flow)	Coastal High Hazard Area (area subject to high velocity waters such as hurricane storm surge)	100-yr Floodplain outside high hazard area	Area Between 100 & 500-year Floodplain
Critical Actions (activities for which even a slight chance of flooding would be too great). Activities that create, maintain or extend the useful life of structures such as nursing home, hospitals, etc.	Critical Actions Not Allowed	Critical Actions Not Allowed	Allowed if the 8 step process is undertaken.	Allowed if the 8 step process is undertaken
Non-critical Actions Not Excluded in 55.12 (such as minor improvements to 1-4 family properties, exempt activities)	Allowed if the proposed action is a functionally dependent use and the 8 step process is undertaken	Allowed only if the proposed action is designed for location in the CHZA or is a functionally dependent use; and the 8 step process is undertaken	Allowed if the 8 step process is undertaken.	Any non-critical action is allowed without processing under Part 55.

All activities involving acquisition, construction or improvements of properties, including minor improvements to 1- to 4-family properties located in Flood Zones A, or V, will require Flood insurance as a condition to funding.

Wetlands Protection: The appropriate National Wetlands Inventory Maps will be reviewed to determine if the activities are located in a wetland area or close to any wetland area. HCD will follow the eight-step process to determine if there is an alternative to funding the activity in the wetland

Coastal Zone Management: Once all the projects and activities are submitted to the Clearinghouse via submission of the ACP, automatically such projects and activities are reviewed for federal consistency under the Coastal Zone Management Act.

Water Quality - Aquifers: HCD will request from EPA a determination on whether the following types of activities may contaminate the aquifer: all activities for which an EIS or EA/FONSI will be prepared; all activities requiring on-site sewage treatment; all activities involving storage or handling of hazardous or toxic materials; any new construction that has the potential to contaminate the aquifer; and all activities for which the impacts to the Aquifer is uncertain.

Endangered Species: Any activity which might jeopardize continued assistance of endangered or threatened species or result in destruction or modification or critical habitat will trigger the Endangered Species Act. HCD will submit a description of the activity with a map to PBC ERM and/or the US Fish and Wildlife Service, for their review.

Wild and Scenic Rivers: If the activity affects the Loxahatchee River, HCD will comply with requirements as set forth by the National Center for Recreation and Conservation of the National Parks Service's website.

Air Quality: All activities will be reviewed to determine if they will trigger the Clean Air Act. For activities involving renovation of residential properties of more than four (4) units, an asbestos survey will be required. For activities involving demolition, an asbestos survey will be required. Additionally, it will be determine if the proposed activity is in a location which is in violation of ambient air quality standard.

Farmlands Protection: For any activity which encourages the conversion of prime, unique, State/locally important farmlands, HCD will comply with the Farmland Protection Policy Act of 1981 by contacting the U.S. Department of Agriculture and complying with their guidelines, as well as State and County guidelines.

Manmade Hazards

Noise: A noise assessment will be prepared for all noise-sensitive new activities located within 3,000 feet of a railroad, 1,000 ft. of a "traffic street" (10,000 ADT) and within 15 miles of an airport. For all other activities, HUD charts will be utilized to determine the noise levels. Assistance for the construction of new noise-sensitive uses will be discouraged for projects with Normally Unacceptable noise exposures. For housing rehabilitation activities, depending on the extent and nature of the proposed rehabilitation, HCD will determine if preparation of a Noise Assessment is required, and if mitigation measures can be incorporated. For modernization projects located in Unacceptable noise zones, HCD will strongly encourage conversion of noise-exposed sites to land uses compatible with the high noise levels. For substantial rehabilitation projects in the Normally Unacceptable and Unacceptable noise zones, HCD will actively seek to incorporate noise attenuation features.

Airport Runway Clear Zones, Clear Zones, and Accident Potential Zones

If the proposed activity located in the listed zones is one which will not be frequently used or occupied by people, HCD will contact the airport operator to determine the existence of any plans to purchase the land involved with the activity. For activities located in the listed zones involving only the sale, purchase, or rental of an existing property without significantly prolonging the physical or economic life of the property, HCD will notify, the buyer/renter, in writing of the activity location, its implications, and the possibility of the airport operator of acquiring such property at a later date.

Thermal/Explosive: Activities are examined, on a case-by-case basis, to determine their location in relation to explosive and flammable hazards. With the exception of activities involving rehabilitation/modernization which do not increase the number of individuals subjected to potential hazards, HCD will calculate the acceptable separation distance and will comply with HUD existing standards which are intended to minimize the possible loss of life and property damage and loss from such hazards.

Toxic Sites: HCD must ensure that all properties that are being proposed for use in HCD's HUD funded programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.

The environmental review of multifamily housing with five or more dwelling units (including leasing), or non residential property, must include the evaluation of previous uses of the site or other evidence of contamination on or near the site, to ensure that the occupants of proposed sites are not

adversely affected by any of the hazards listed above. Depending on the nature of the project, HCD will determine if any of the following Federal and State government record systems list the property or any property within the circumference of the area noted below:

- i) National Priorities List within 1.0 mile
- ii) Cerclis List within 0.5 mile
- iii) RCRA TSD Facilities within 0.5 mile
- iv) Petroleum Cleanup Sites within 0.5 mile
- v) Registered Storage Tanks within 0.5 mile
- vi) Registered Facilities with multiple sites within 0.5 mile
- vii) Solid Waste Sites within 0.5 mile

Where necessary, HCD will coordinate with the applicable County Department for the preparation of a Phase I Site Assessment.

Environmental Justice: HCD will ensure that activities selected do not have a disproportionate high and adverse affect in areas with concentration of minorities and low-income persons.

Flood Insurance: If the activity involves acquisition, construction or substantial improvements, including minor improvements to 1- to 4-family properties, and the activity is in Flood Zones A, or V, flood insurance is mandatory and proof of insurance will be placed in the project file.

Coastal Barriers: For activities located in the coastal barrier, HCD will comply with the Coastal Barrier Resources Act, as amended.

Water Quality: HCD will examine the activity to determine the effect of the activity upon groundwater supplies and surface water. Any activity involving disposal or placement of dredged or fill material in navigable waters will trigger the Clean Water Act of 1977.

Solid Waste Disposal: The Resource Conservation and Recovery Act (RCRA) of 1976, as amended, established three primary goals: 1) protection of human health and the environment; 2) reduction of waste and conservation of energy and natural resources; and 3) reduction or elimination of the generation of hazardous waste as expeditiously as possible. The Waste Management Section of the Florida Department of Environmental Protection is responsible for implementing Florida's Solid Waste. Proposed activities will be required to be in compliance with the countywide solid waste program.

Fish and Wildlife: HCD will consult with the appropriate local, state agency, and/or the Fish and Wildlife Service of the Department of Interior, if the proposed activity has the potential to: a) disrupt, alter or remove existing wildlife habitats; b) create special hazards for animal life; c) threaten animal species listed by either state or Federal agencies as rare or endangered; d) damage fish habitats or spawning grounds; e) create conditions favorable to the proliferation of pest species; and f) require excessive grading that will alter the groundwater levels and thus cause the slow death of tree and ground cover, which in turn destroys animal habitats.

Wellfield Protection Ordinance: HCD will consult with the Palm Beach County Department of Environmental Resources Management to determine the location of the proposed activity in relation to the "zones of influence" as identified in the Wellfield Protection Ordinance.

SECTION II OF THE ER STRATEGY CHECKLIST

Conformance with Comprehensive Plans and Zoning; Compatibility and Urban Impact: Through the use of aerial photographs, site visits, etc., HCD will determine the current use of the site. Also, HCD will determine the zoning designation and future land use of the site. Activities to be funded must be in compliance with the County or municipal Comprehensive Plans and Zoning Codes.

Slope, Erosion, and Soil Suitability: Due to the elevation, orientation, and topography of Palm Beach County, HCD has determined that none of the activities will take place in areas with steep

slopes. Therefore best management practices will be incorporated any activity with potential for causing erosion.

Hazards and Nuisances, Including Site Safety: HCD will determine if the proposed activity is subject to site hazards. HCD will also determine if the activity is subject to: traffic circulation conflicts or other road-related unsafe patterns, natural hazards, and nuisances from odors, vibrations, unsightly areas and air pollution.

Energy Consumption: If applicable, activities will incorporate energy-saving measures. In addition, HCD will determine if the community energy supplies are adequate to accommodate the energy consumption of the activity, and if the location of the activity maximizes opportunities for energy efficiency.

Noise: Effects of Ambient Noise on Activity and Contribution to Community Noise Levels: HCD will determine if the activity will be exposed to noise levels which exceed HUD's standards and guidelines. Additionally, HCD will determine if the activity will contribute either temporarily or permanently to the community noise levels. If contribution is established, either mitigation measures or best management practices will be required to undertake the activity.

Air Quality: Effects of Ambient Air Quality on Activity and Contribution to Community Pollution Levels: Depending on the nature of the activity, HCD will determine if the surrounding air quality will negatively impact the proposed activity, and if it will exacerbate air quality problems in the area. For activities involving renovation of residential properties of more than four (4) units, and demolition, an asbestos survey will be required.

Visual Quality: Coherence, Diversity, Compatible Use and Scale: Where applicable, HCD will ensure that the proposed activity will not adversely affect the aesthetic image of the surrounding area.

Historic, Cultural, and Archaeological Resources: For activities involving rehabilitation and demolition of structures 50 years or older, location maps and photographs of the structure in question will be sent to the SHPO in order to determine their historical importance. Any activity determined to have an effect will be submitted to the NACHP for their review. If the activity involves disturbing the soil, a description of the activity with a location map will be sent to the SHPO to determine if the site has potential to contain archeological remains.

Demographic/ Community Character Changes: HCD will ensure that the proposed activity will not adversely impact or substantially change the income, racial, ethnic, or age distribution of the neighborhood or community, or the institutions serving those population groups and will attempt to promote a sense of community between residents of the area. HCD will also ensure that the proposed activity will not result in the isolation of a particular neighborhood or population group.

Displacement: HCD has adopted a Plan to Minimize Displacement. HCD will comply with the Uniform Relocation Act.

Employment and Income Patterns: HCD will determine if the proposed activity significantly increases or decreases employment opportunities. HCD will seek to expand economic opportunities for low- and moderate-income persons.

Educational Facilities, Commercial Facilities, Health Care and Social Services: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, HCD will examine the adequacy and accessibility of educational facilities, commercial facilities, health care services, and social services to the residents of the area.

Solid Waste, Wastewater, Storm Water, and Water Supply: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, HCD will examine the adequacy in terms of capacity and

costs, and accessibility in terms of proximity and availability of solid waste, waste water, storm water, and water supply services.

Public Safety: Police, Fire, and Emergency Medical: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, HCD will examine the adequacy in terms of availability and response time, and accessibility of police, fire and emergency medical services.

Open Space, Recreation, and Cultural Facilities: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, HCD will examine the adequacy in terms of capacity and costs, and accessibility in terms of proximity and availability of open space, recreation and cultural facilities.

Transportation: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, HCD will examine the adequacy, timeliness, availability, accessibility and safety of transportation facilities and services.

Water Resources and Surface Water: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the surrounding environment, HCD will examine the activity to determine the effect of the activity upon groundwater supplies and surface water.

Floodplains: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the surrounding environment, HCD will examine the activity to determine the effect of the activity upon floodplains and the location of the activity with respect to floodplains.

Wetlands and Coastal Zone: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the surrounding environment, HCD will examine the activity to determine if the activity has the potential to affect or be affected by wetlands and coastal zones. HCD will request a consistency determination from the Florida Coastal Zone Management Program.

Unique Natural Features, Agricultural Lands, Vegetation and Wildlife: For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the surrounding environment, HCD will examine the activity to determine: a) if the activity has the potential to adversely impact unique natural features on or near the site; b) be located on or directly adjacent to land that is categorized as prime, unique or of State or local importance; and c) if the activity will disrupt or alter existing habitats.

APPENDIX--IV: Summary of Analysis of Impediments to Fair Housing

Executive Summary

JURISDICTIONAL BACKGROUND DATA

Demographic Data

The following was extracted from the American Community Survey (ACS) from 2006-2008.

- The population of Palm Beach County was estimated at 1,262,353.
- Persons age 65 and over comprised 21.8% of Palm Beach County population.
- 49% of new residents in the County come from the Northeastern United States; 21.6% of County residents were born outside the U.S.
- The White population in the County increased from 70.5% in 2000 to 74.5% of the total population in 2008, the Black population increased from 13.4% in 2000 to 15.7% in 2008 of the total population; and the Hispanic population increased from 12.4% in 2000 to 17.3% in 2008 (this percentage includes other Hispanic races which may be counted in previous categories) of the total population.

The following was extracted from the Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing, University of Florida, 2004.

- Persons with disabilities accounted for 24.2% of the total population in the County. Elderly persons (62 and older) make up the largest group of individuals with disabilities totaling 102,140 (70.9%), followed by 105,180 persons age 25-61 and 18,110 (20.0%) persons age 15-24 (16.1%)
- 163,380 households in the County include a person age 15 or older with a disability or 34.4% of total households (474,295). Elderly-headed households (age 62 and older) make up 78,930 or 48.3% and 84,450 or 51.7% are headed by individuals age 15-61.
- Areas with the highest concentrations of minority households are the Glades, Riviera Beach, West Palm Beach, Boynton Beach and Delray Beach.

Income Data

- The median household income in Palm Beach County, as reported by the U.S. Census Bureau, increased from \$46,015 in 2003 to \$67,600 in 2009, representing an increase of \$21,585 (46.9%).
- Areas with the highest concentrations of low income households are the Glades, Riviera Beach, West Palm Beach, Boynton Beach and Delray Beach. These low income areas tend to encapsulate the areas of ethnic minority concentrations.

Employment Data

- Between 2000 and 2008, the total number of persons in the labor force increased from 510,379 to 612,269 workers (ACS). Unemployment rose from 4.8% in 2000 to 12.1% in March 2010, representing a 7.3 percentage point increase ([U.S. Bureau of Labor Statistics](#)).

Housing Profile

- A high demand for housing fueled by easy access to credit has driven the total number of housing units from 587,491 in 2003 to 636,938 in 2008 (ACS).
- The median sale price of a used home in Palm Beach County was \$247,900 in December, 2009, representing a decrease of 33.3% since March, 2005 (Florida Realtors). This decrease in price was a reflection of a housing crisis which has affected the nation over the past two years, but especially Florida and Palm Beach County in particular.
- Of the total of 354,776 households, 274,229 (77.3%) are owners, and 80,547 (22.7%) are renters. White households comprise the overwhelming majority of all households at 87.0%, with Black households the second-largest group at 8.1%.
- The homeownership rate for households including persons with disabilities (PWD) age 15 or older is 131,616 (37.8% of the 348,609 total owned households) and the rental rate is 31,263 (25.1% of 124,490 rental units).
- In 2009, foreclosure filings reached a five year high of 30,870 according to RealtyTrac. This represents a significant increase of 1012.5% from 2005 with 3,049 foreclosure filings recorded by the County Clerk's office. Palm Beach County has the third highest number of foreclosures in the state of Florida.

EVALUATION OF JURISDICTION'S CURRENT FAIR HOUSING LEGAL STATUS

Fair Housing Legislation and Agencies

- The Office of Equal Opportunity and Legal Aid Society of Palm Beach County are the two primary agencies responsible for investigating and resolving complaints of discrimination in housing, public accommodations and employment in the County on the basis of race, sex, color, religion, national origin, disability, sexual orientation, familial status, marital status, age or and gender identity or expression, in accordance with Palm Beach County Ordinance.

Fair Housing Center of the Greater Palm Beaches, Inc.

- Fair Housing Center is a member of the National Fair Housing Alliance and carries out testing, enforcement, education, predatory lending prevention, outreach and counseling programs to ensure equal and affordable housing opportunities for all people. The Fair Housing Center serves as a Fair Housing Initiatives Program (FHIP).

Summary of Fair Housing Complaints

- The most common issues reported by the Office of Equal Opportunity and the Legal Aid Society during the period FY 2004-2005 to FY 2008-2009, were reports of housing discrimination based upon disability at 42.9% and 35.8% respectively. Race /Color ranked second with both agencies at 22.1% and 20.8%, respectively. The next most common complaint categories were Familial Status, followed by National Origin, for both agencies.

IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Zoning and Site Selection

- Palm Beach County does not designate specific areas for locating affordable or workforce housing. The Workforce Housing Program and the Affordable Housing Program contains a sector analysis process where the existing concentration of very low and low income households is evaluated in order to determine the amount of density bonus. This is done to be consistent with a State Statute requirement (Ch.163.3177(f)1.g, F.S.) to “avoid the concentration of affordable housing units only in specific areas of the jurisdiction.”

PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Housing Choices for Certificate and Voucher Holders

- The Palm Beach County Housing Authority Section 8 Housing Choice Voucher (HCV) program waiting list has not been opened since 2002 and is not currently accepting Section 8 applications at this time. Funds totaling \$18,418,671 has been allocated by HUD toward 9,001 housing vouchers for FY 2010-2011.
- As of 2010, the Palm Beach County Housing Authority owns 495 Public Housing units from Lantana to South Bay in a series of complexes.

Sale of Subsidized Housing and Possible Displacement

- Palm Beach County Department of Housing and Community Development and the Community Land Trust of Palm Beach County of Palm Beach County provides homebuyer subsidy to eligible low and moderate income homebuyers through various programs. The subsidy serves to lower the cost of the homes to these households by offering forgivable second mortgages, discounted first mortgages, and price discounts on properties as well as reducing housing costs.

Property Tax Policies

- The property tax in Florida is constitutionally a local tax, administered, levied, and collected by local officials. The Florida Constitution establishes the County Tax Collectors as independent government agencies. They are Constitutional Officers and collect property taxes for every local government agency that has the power to levy taxes. Property taxes are directly related to the value of the homes.

- Notable exemptions to property taxes are: \$25,000 Homestead Exemption for a property with an assessed value up to \$50,000; Additional Homestead Exemption: Beginning at \$50,000 and continuing through an assessed value of \$75,000, the new additional benefit will increase with the increase in the property's value. A property with an assessed value of \$75,000 or more will receive the full \$50,000 exemption amount; Portability: Residential property owners with a qualified Homestead Exemption can transfer all or a significant portion of their "Save Our Homes" benefit to their new property. Portability allows you to transfer up to \$500,000 of your property's actual 3% assessment cap to your new property anywhere in Florida; Senior Citizen Exemption: Certain seniors who are 65 or older may be eligible for up to an additional \$50,000 exemption on their property's assessed value; \$5,000 Disabled Veterans Exemption with a service-connected disability of 10% or more; Combat-disabled Senior Veterans over the age of 65 with a qualified Homestead Exemption may be eligible for an ad valorem tax discount; \$500 Widow/Widower Exemption: A widow or widower who is a legal and permanent resident of Florida qualifies for this exemption; \$500 Disability Exemption for persons who are permanently disabled; and Total Exemption for civilian quadriplegics and honorably discharged veterans who are 100% disabled.
- Discounts for property tax payments are allowed as follows: 4% in November, 3% in December, 2% in January, and 1% in February. Taxes and non-ad valorem assessments become delinquent April 1, at which time 3% interest and advertising costs are added.
- The current millage rate is 3.7811 (FY 2009)
- Property tax on a Community Land Trust of Palm Beach County (CLT) home is based on the purchase price by the buyer and does not include the net of any subsidies by CLT.

Building Codes (Accessibility)

- Federal Fair Housing Act: In 1988, Congress passed the Fair Housing Amendments Act of 1988 (the Act), which requires that most newly constructed multifamily dwellings occupied after March 13, 1991 be designed and constructed to include certain features of accessible design. In new multifamily housing, 100% of the units in a building with an elevator must be accessible. If a building with four or more units has no elevator and was ready for first occupancy after March 13, 1991, these standards apply to ground floor units.

Lending Policies and Practices

- Data provided under the Home Mortgage Disclosure Act for 2008 showed that in Palm Beach County, American Indian/Alaskan Natives had the lowest percentage of origination (25.5%) and the highest percentage of loan denials (45.1%) for conventional mortgage loans. Blacks followed with the second lowest percentage of origination (33.4%) along with the second highest percentage of loan denials (37.7%). Joints (White/Minority) had the highest percentage of loan origination (57.8%) and Others had the lowest percentage of loan denials (20.1%). The income category with the highest percentage of origination was 120%+ of MSA Median (53.6%) while the income category with the highest percentage of loan denials was <50% of MSA Median (37.6%).

Fair Housing Enforcement

- The Palm Beach County Fair Housing Ordinance states that it is to be the policy of the Board of County Commissioners in the exercise of its police power for the public safety, public health, and general welfare to assure, within constitutional limitations, equal opportunity to all persons to live in available housing facilities regardless of race, sex, color, religion, national origin, disability, familial status, sexual orientation, age, marital status, or gender identity or expression, and, to that end, to prohibit discrimination in housing by any person. The County's Ordinance has been deemed by HUD to be substantially equivalent to the Federal Ordinance.

Informational Programs

- The Office of Equal Opportunity, the Legal Aid Society of Palm Beach County and the Urban League of Palm Beach County provide one or more of the following informational programs and activities throughout the year: Anti-Predatory and Fair Lending education and support seminars, Presentations targeting school children, attorneys, realtors, builders, community association boards and property managers regarding what fair housing is and their rights and obligations as provided by fair housing laws, Foreclosure Prevention Clinics and counseling, housing counseling concerning affordable housing opportunities, Fair housing outreach programs, Fair Housing, counseling services to persons who lodge housing discrimination complaints, and a Disability Accessibility Awareness program geared to assist County government, countywide organizations and public facilities maintain compliance with the Americans with Disabilities Act.

Visitability in Housing

- Visitability concepts adds some accessibility features to single-family detached housing or townhomes where Fair House Act requirements *do not apply* and makes houses relatively easy to adapt in the future. They allow current residents to remain in their homes as they age, rather than being forced to move as more features become necessary to maintain independence.

Analysis of the actions which could be taken by the recipient to help remedy a discriminatory condition

- Possible actions by the recipient where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD under Title VI of the Civil Rights Act of 1964 or Section 504 of the Rehabilitation Act of 1973, or where the Secretary has issued a charge under the Fair Housing Act regarding assisted housing within a recipient's jurisdiction are:
 - The housing provider could be restricted from doing business with the recipient or within the recipient's jurisdiction.

- Recipient could sue the housing provider for damages on behalf of other citizens whose fair housing rights have been violated
- Changes to zoning and building codes to ensure diverse communities

Assessment of Current Public and Private Fair Housing Programs and Activities in Palm Beach County

- The Office of Equal Opportunity and the Legal Aid Society of Palm Beach County are the primary agencies whose programs were examined to analyze the fair housing programs and activities currently being undertaken in the County.

Among the programs and activities provided throughout the year by either one or both of the agencies are Foreclosure Prevention Clinics, Anti-Predatory and Fair Lending education and support seminars, Housing counseling concerning affordable housing opportunities, Fair Housing workshops, Fair Housing outreach programs, providing enforcement or counseling services to persons who lodge housing discrimination complaints and Disability Accessibility Awareness program geared to assist County government, countywide organizations and public facilities maintain compliance with the Americans with Disabilities Act.

Between fiscal years 2004 to 2009, over 700 complaints were filed with both agencies. The prevailing basis for discrimination was disability with 292 complaints (39.4%) followed by race with 159 complaints (21.5%).

FAIR HOUSING ISSUES IN PALM BEACH COUNTY

Issues Related to Disability and Other Bases for Discrimination

Various fair housing issues related to disability were reported to the Legal Aid Society of Palm Beach County and the Office of Equal Opportunity, including failure to provide reasonable accommodation for: persons with a disability, persons who may require the assistance of a service or emotional support animal; persons who may require the services of a 24 hour health aide or other person; or persons who may exhibit unusual behaviors and may actually be disabled with a mental illness. The lack of sufficient access for persons with wheelchairs, especially double wide wheelchairs, is reported in terms of housing for the person with the disability, as well as housing for persons not with a disability who wish to host a person with a disability

Other bases which reflect high incidences of fair housing discrimination include race/color; familial status and national origin. The most frequent occurrences of this discrimination were reported in rental, and sales of housing. American Indian/Alaskan Native applicants experienced the highest incidence of mortgage loan denials.

Recommendations Related to Disability and Other Bases for Discrimination

- Ensure that all members of the Fair Housing Board, appointed by the Board of County Commissioners of Palm Beach County, receive fair housing training upon appointment to the Board and receive periodic refresher training in fair housing issues.

- OEO, FHC, and the Legal Aid Society should be alert to the possibility of mental illness when receiving and investigating complaints of housing refusals based on behavior or personality that is "odd" or "difficult to deal with." When an impending refusal of housing can be linked to mental illness, agencies such as OEO, FHC and Legal Aid Society should treat the case as a claim of disability-based discrimination, and look for reasonable accommodations that could be requested.
- Through the OEO, FHC and Legal Aid Society of Palm Beach County, continue to undertake extensive testing to identify instances of housing discrimination on all protected bases, to test for non-compliance with the accessibility building standards mandated under FHAA and other governing regulations; and to identify the education and outreach efforts needed to strengthen fair housing efforts.
- Promote ongoing fair housing training for planners, building design and construction professionals.
- When education and outreach needs are identified concerning fair housing issues, utilize the services of OEO, Fair Housing agencies and building industry professionals, as may be appropriate to educate others in Fair Housing requirements.
- HCD should continue to provide funding under its CDBG program for Fair Housing activities. Individuals defending against housing discrimination often lack the financial resources to pursue their legal rights on their own, and some non-profit agencies have lost funding to provide legal assistance. HCD should also focus funding on foreclosure counseling and mitigation.
- Concentrate fair housing education efforts, including attention to disability issues, on Boards of Directors of condominium associations, homeowners associations and apartment managers/owners, since they are most often in a position to approve or provide reasonable accommodations or modifications.
- Solicit appropriate authority to require fair housing retraining as a condition for license renewal of all real estate professionals.
- Solicit Boards of Realtors to promote and ultimately to require periodic fair housing training as a condition of continuing membership.
- The OEO should endeavor to investigate allegations of fair housing discrimination within HUD's target period of 100 days after the OEO has received the allegation.

ISSUES RELATED TO ZONING, LAND USE AND OTHER PUBLIC POLICIES

County government supports several programs to make home buying affordable to low income purchasers, which includes a high percentage of persons of increased vulnerability to discrimination.

Recommendations Related to Zoning, Land Use and Other Public Policies

- Code enforcement authorities should monitor the sources, frequency and types of code complaints received to protect the enforcement entity from manipulation into unintended harassment or discriminatory code enforcement.
- Code enforcement authorities should ensure that all legally mandated access requirements are included in properties before certificates of occupancy are issued.

ISSUES RELATED TO MORTGAGE AND CREDIT

Issues reported in this category include: the higher rate of mortgage loan applications denied to minorities, especially American Indian/Alaskan Natives and Blacks, suspected manipulation of credit scoring practices to execute disguised discrimination and predatory lending practices.

Recommendations Related to Mortgage and Credit

In conducting its Analysis of Impediments to Fair Housing, a jurisdiction is encouraged to identify not only those impediments within its jurisdiction, but to also identify impediments which are within the jurisdiction of other bodies. This list includes recommendations in both categories.

- Federal and State governments should regularly review and revise protective legislation to keep pace with the changing tactics of predatory lenders.
- OEO, Legal Aid Society and Fair Housing Center will endeavor to ensure compliance with fair housing access to credit and other facets of fair housing law.
- There must be oversight of the credit scoring process by appropriate authority, since credit scoring has such a significant impact on access to credit.
- Appropriate authority should bring non-bank lenders up to banking institutional standards.
- Education for the responsible use of credit is essential, including credit utilization outside of the housing market, as poor credit history can predispose a potential homebuyer to abusive credit practices. First-time home buyer education programs should be continued and encouraged to grow. Experienced homebuyers/homeowners also need education to make them aware that the equity in their home can attract solicitations from predatory lenders. The Fair Housing Center of the Greater Palm Beaches, Urban League of Palm Beach County, and the Consumer Credit Counseling Service assist in various specialties within this area. HCD's use of CDBG funds to promote consumer education is very helpful to this effort.
- Administrators of public funds should require developers who receive public funds for housing development to complete fair housing training and retraining, which includes a component on mortgage and credit as it relates to fair housing.
- HCD should continue to provide funding under its CDBG program for fair housing activities, such as the education and outreach activities currently provided by Legal Aid Society of Palm Beach County under a CDBG Agreement with HCD and the Predatory Lending Education and Support Project Initiative now being undertaken by The Fair Housing Center of the Greater Palm Beaches with CDBG funding through Housing and

Community Development. HCD should also focus funding on foreclosure counseling and mitigation.