



# **PALM BEACH COUNTY ACTION PLAN**

**OCTOBER 2014 – SEPTEMBER 2015**



**Palm Beach County  
Department of Economic Sustainability**

**100 Australian Avenue, Suite 500  
West Palm Beach, FL 33406  
(561) 233-3600**

**July 2014**





**PALM BEACH COUNTY  
ACTION PLAN  
OCTOBER 2014 – SEPTEMBER 2015**

**Palm Beach County  
Board of County Commissioners**

Priscilla A. Taylor, Mayor  
Paulette Burdick, Vice Mayor  
Hal R. Valeche  
Shelley Vana  
Steven L. Abrams  
Mary Lou Berger  
Jess R. Santamaria



**July 2014**

**IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT, THIS DOCUMENT  
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**PALM BEACH COUNTY ACTION PLAN  
FY 2014-2015  
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## Executive Summary

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

#### 1. Introduction

HUD regulations at 24 CFR Part 91.15 (a)(2) require that Palm Beach County submit an Action Plan to HUD by August 16, 2014 to receive FY 2014-2015 formula allocations as follows: Community Development Block Grant (CDBG) - \$5,865,753; HOME Investment Partnership (HOME) - \$1,749,997; and Emergency Solutions Grant (ESG) - \$478,676. The Action Plan outlines how these funds will be used to address the goals and objectives outlined in the County's Five Year Consolidated Plan (2010-2015). The Palm Beach County Urban County Program Jurisdiction comprises unincorporated Palm Beach County as well as 30 municipalities that have signed interlocal agreements with the County. The Department of Economic Sustainability (DES) is the lead agency responsible for the consolidated planning process. The development of the Action Plan involves collaboration with municipalities, other county departments, social service providers, housing developers, economic development entities, and the general public. These efforts shaped the various housing, community development, and economic development strategies which are outlined in the Action Plan.

#### 2. Summarize the objectives and outcomes identified in the Plan

The County's current Five Year Consolidated Plan, which covers the period October 2010 to September 2015, contains the goals and objectives which the County plans to address over the five-year period. The Action Plan identifies those Five Year Plan goals and objectives that will be addressed with funding in that particular fiscal year. The following is a summary of the goals, objectives and outcomes which will be addressed in FY 2014-2015:

- Affordable Rental Housing - Rental units constructed: 19 Housing Units
- Affordable Rental Housing - Rental units rehabilitated: 125 Housing Units
- Affordable Homeowner Units - Homeowner housing added: 11 Housing Units
- Affordable Homeowner Units - Homeowner housing rehabilitated: 12 Housing Units
- Emergency and Transitional Shelters - Homeless person overnight shelter: 880 Persons
- Homeless Prevention Services: 195 Persons
- Services to Rapidly Re-house Homeless or At Risk Homeless Individuals: 90 persons
- Demolition and Clearance - Buildings demolished: 10 Buildings
- Code Enforcement - Other: 27,992 Persons
- Improved Parks and Recreational Facilities - Public facility or Infrastructure activities other than low/moderate Income housing benefit: 181,439 Persons
- Improved Water and Sewer System - Public facility or Infrastructure activities other than low/moderate income housing benefit: 100 Persons

- Street and Sidewalk Improvements - Public facility or infrastructure activities other than low/moderate Income housing benefit: 5,644 Persons
- Flood and Drainage Improvements - Public facility or infrastructure activities other than low/moderate income housing benefit: 1,574 Persons
- Services to Disabled Persons - Public service activities other than low/moderate income housing benefit: 135 Persons
- Child Care Services - Public service activities other than low/moderate income housing benefit: 100 Persons
- Health Services - Public service activities other than low/moderate Income housing benefit: 546 Persons
- Fair Housing Services - Public service activities other than low/moderate Income housing benefit: 559 Persons
- Housing Counseling Services - Public service activities other than low/moderate income housing benefit: 140 Persons
- Services for Victims of Domestic Violence - Public service activities other than low/moderate income housing benefit: 740 Persons
- Services for Abused and Neglected Children - Public service activities other than low/moderate income housing benefit: 154 Persons
- General Services for Homeless - Public service activities other than low/moderate income housing benefit: 7,261 Persons
- Economic Development Assistance-Jobs created/retained: 21 FTE Jobs
- Economic Development Services-Jobs created/retained: 12 FTE Jobs

The Action Plan envisages that, in addition to funds made available under the CDBG, HOME and ESG programs, the outcomes above will be achieved through use of other federal and/or state funding such as: Section 108, Disaster Recovery Initiative, Neighborhood Stabilization Program, and State Housing Initiative Partnership Program, among others.

### **3. Evaluation of past performance**

The following were the major achievements reported in the latest Consolidated Annual Performance and Evaluation Report which covered the period of October 1, 2012 to September 30, 2013:

- Housing - 2,105 households were assisted (50 owners and 2,055 renters).
- Homeless - 8,883 homeless persons or persons at risk of becoming homeless received assistance.
- Non-Homeless Special Needs - 290 non-homeless persons with special needs were served.
- Public Services (excluding services to homeless) - 1,376 persons benefitted from public service activities.
- Public Facilities Improvements - 13 public facilities and infrastructure projects were completed.

- Economic Development - 2,542 FTE jobs were created by businesses which directly received assistance from DES (CDBG, Section 108, ad valorem) or through the actions of business incubators funded by DES.
- Fair Housing - 101 fair housing complaints were received and investigated by the Legal Aid Society of Palm Beach County and the Office of Equal Opportunity

#### **4. Summary of Citizen Participation Process and consultation process**

Palm Beach County began its citizen participation process with two public meetings to advise the public of the consolidated planning process and to inform them of proposed funding strategies for the CDBG, HOME and ESG Programs, and to seek public input on the proposed strategies. These meetings were held on March 5, 2014 (Eastern County Meeting) and on March 6, 2014 (Western County Meeting). Notices advertising these meetings were published in the Palm Beach Post, posted on the Department of Economic Sustainability website and sent via email to all municipalities, county departments, and other partners of DES.

On April 15, 2014, the funding strategies developed through the process were presented to the Board of County Commissioners (BCC) for approval at a public meeting. Notice of this meeting was published in the Palm Beach Post, posted on DES's website, and partners were directly notified via email.

On March 31, 2014 the Palm Beach County Division of Human and Veterans Services posted on its and DES's websites a NOFA soliciting ESG applications. A non-conflict grant review committee met on May 5, 2014 to review applications for funding and make funding recommendations. On May 19, 2014, the Executive Committee of the Homeless and Housing Alliance met to ratify the funding recommendations made by the grant review committee. Notice of the May 5th, meeting was stated in the ESG RFP, on the Department of Community Services website, and posted to its Facebook and Twitter accounts.

Two additional public meetings were held in eastern and western Palm Beach County to explain how the BCC directions would translate as projects and funding recommendations, and to seek public comments on the same. The Eastern County meeting was held on June 25, 2014 at 100 Australian Avenue, West Palm Beach and the Western County meeting was held on June 26, 2014 at the Belle Glade Library in Belle Glade. Notice of both meetings was published in the Palm Beach Post, was posted on DES's website, and partner agencies/municipalities were directly notified.

Finally, the Action Plan was presented to the Board of County Commissioners for approval at a Public Hearing on July 22, 2014. In accordance with the County's Citizens Participation Plan, notice of this Public Hearing was advertised 30 days prior to the meeting, in the Palm Beach Post on June 21, 2014. The notice was also posted on DES website.

## 5. Summary of public comments

- Eastern County Meeting - March 5, 2014

Summary of comments received are as follows: successful applicants to the HOME RFP should be considered to be developers versus subrecipients, also, when HOME funds are disbursed as loans, the County must be cognizant of the requirements of other funders; clarification was sought on ESG funding for homeless prevention; staff was asked to provide more information on the jobs claimed to be created and advise if any of the economic development programs funded was targeted to the lower income population; three commenters inquired about the methodology to be used to solicit applications for HOME and CDBG Public Service funding, client eligibility to receive homebuyer assistance under HOME, whether the homebuyer assistance program is a loan or grant program, and if the proposed rental development program is new or ongoing; a question was asked about who determines that a structure should be demolished; explanation was sought as to how DES interacts with its municipal partners for use of funds in their jurisdictions and if all partnering municipalities receive an allocation of CDBG funding annually; a request was made, via letter read into the record of the meeting, for an allocation of HOME funds to be made available to fund a Tenant-Based Rental Assistance Program; information was sought about the origin of the program income reported; a comment was made that funding should be directed to addressing need rather than wants.

- Western County Meeting - March 6, 2014

Summary of comments received are as follows: One commenter wanted to know if funding applications from the Glades received any special consideration and when the RFP for CDBG and ESG funds would be published; the need for housing development (especially rental) in the City of Pahokee was expressed; a member of the public inquired about how to apply for funds to develop an emergency shelter for homeless in the Glades.

- BCC Workshop - April 15, 2014

Summary of the comments received are as follows: An Executive Committee member of the Homeless and Housing Alliance expressed support for the funding strategies recommended for both the HOME and ESG programs and outlined the HHA strategies which include an alignment with the strategic plan to end homelessness and completion of a statistical analysis of the current homeless needs; another commenter, from Paragon Foundation, requested that the organization be considered to receive CDBG funding to pursue economic development activities through the provision of services to small businesses; The Village of Palm Springs requests that CDBG funds be directed towards target areas, especially those located in areas to be annexed by the Village, the commenter also inquired about the possibility of a CDBG target area be established within the Village during the next funding cycle.

- Grant Review Committee Meetings (ESG) - May 5, 2014

Summary of Comments received are as follows: Prior to the committee's deliberations to develop the funding recommendations, members of the public present were invited to make comments. Representatives from two agencies introduced themselves to the committee members.

- Homeless and Housing Alliance Executive Committee Meeting - May 19, 2014  
No public comments were received at this meeting.
- Regional Meetings (Draft Action Plan) - June 25, 2014  
Summary of comments received are as follows: A commenter stated that the ESG funding recommendation of \$50,000 to 211Palm Beach/Treasure Coast should be made more specific to reflect the use of the funds for implementation of the CMIS. Regarding the HOME Program, another commenter sought confirmation of the total funding proposed for the developer rental activity, the methodology to be used to select agencies to which funding will be awarded, if the process used to select entities for funding will replicate the one used during FY 2013, the estimated timeline for soliciting applications and awarding funding, and if the City of Delray Beach will be required to provide matching funding to an activity proposed to be undertaken within its municipal borders.
- Regional Meetings (Draft Action Plan) - June 26, 2014  
No public comments were received at this meeting.
- BCC Public Hearing - July 22, 2014  
One commenter stated the expectation that austere County budget conditions would be reflected in the Action Plan through focusing funding on the most critical activities. The Mayor relayed a comment from the Urban League that smaller agencies are excluded from the HOME funding process.

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

- Eastern County Meeting - March 5, 2014  
All comments/views expressed at this meeting were considered when preparing the draft Action Plan.
- Western County Meeting - March 6, 2014  
All comments/views expressed at this meeting were considered when preparing the draft Action Plan.
- BCC Workshop - April 15, 2014  
The Board unanimously approved the proposed strategies and recommendations presented by staff which included provision of funding for housing demolition, economic development, county-initiated capital projects, the local entitlement municipalities, the Special Area of Hope allocation and related Public Services.

- Grant Review Committee Meetings (ESG) - May 5, 2014  
No public comments were received at this meeting.
- Homeless and Housing Alliance Executive Committee Meeting - May 19, 2014  
No public comments were received at this meeting.
- Regional Meetings (Draft Action Plan) - June 25, 2014  
All comments received at this meeting were accepted and the draft Plan was amended to reflect same.
- Regional Meetings (Draft Action Plan) - June 26, 2014  
There were no attendees at this meeting.
- BCC Public Hearing - July 22, 2014  
The public comments received at this meeting did not require amending the Action Plan.

## **7. Summary**

The FY 2014-2015 Action Plan sets forth funding recommendations for \$8,094,426 in CDBG, ESG and HOME funds to undertake housing, community development, and economic development activities. The recommendations will address 22 of the 35 goals identified in the Consolidated Plan, under the following categories: Affordable Housing, Homeless Facilities, Code Enforcement and Demolition, Public Facilities and Infrastructure, Provision of Public Services, Fair Housing, and Economic Development.

The citizen participation process involved eight (8) public meetings, all of which were advertised in the Palm Beach Post, posted on county websites, emailed directly to interested persons/agencies/municipalities, or posted on social media sites. Members of the public were provided the opportunity to comment on the funding strategies envisioned for the CDBG, ESG, and HOME programs, and on the draft Action Plan. Public comments helped shape the funding strategies and activities that were ultimately included in the final Action Plan. The Plan was adopted by the BCC on July 22, 2014.

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

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

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

Agency Role	Name	Department/Agency
CDBG, HOME Administration	PALM BEACH COUNTY	Department of Economic Sustainability
ESG Administration	PALM BEACH COUNTY	Department of Community Services

**Table 1 – Responsible Agencies**

### Narrative

The Department of Economic Sustainability (DES) is the agency that is responsible for preparing the Consolidated Plan. The Department of Community Services, Division of Human and Veteran Services (DHS), administers the ESG Program and prepares those sections of the Action Plan which relate to the ESG Program. DES administers federal funds provided to the County under the formula based CDBG and HOME Programs. Over the past several years, DES has also administered federal funds made available under the CDBG Disaster Recovery Program as provided through the Florida Department of Economic Opportunity, and federal funds provided to the County under HERA (NSP1), ARRA (NSP2), and the Dodd-Franks Act (NSP3).

### Consolidated Plan Public Contact Information

Edward W. Lowery, Director, Palm Beach County Department of Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406



R201411080

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction <input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<b>2. DATE SUBMITTED</b>	Applicant Identifier B-14-UC-12-0004
	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: Palm Beach County Board of Commissioners	Organizational Unit: Department: Department of Economic Sustainability
Organizational DUNS: 078470481	Division: Strategic 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: Florida Zip Code 33406	Suffix:
Country: United States of America	Email: elowery@pbcgov.org

<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 59-6000785	Phone Number (give area code) 561-233-3602	Fax Number (give area code) 561-233-3651
---	---	---

<b>8. TYPE OF APPLICATION:</b> <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)	<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) County Government Other (specify)
---	---

<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 14-218	<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing and Urban Development
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<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Palm Beach County's CDBG Program activities include public facilities, infrastructure, public services, housing rehabilitation, demolition, fair housing activities, economic development activities, and program administration.	<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> Palm Beach County, FL (Countywide)
---	--

<b>13. PROPOSED PROJECT</b> Start Date: 10/01/2014 Ending Date: 09/30/2015	<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 18,20,21,22 b. Project 18,20,21,22
---	---

<b>15. ESTIMATED FUNDING:</b>	<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>
a. Federal \$ 5,865,753.00	a. Yes. <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
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	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>
e. Other \$ .00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
f. Program Income \$ 25,000.00	
g. TOTAL \$ 5,890,753.00	

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.

<b>a. Authorized Representative</b>		
Prefix Ms.	First Name Priscilla	Middle Name A.
Last Name Taylor		Suffix
b. Title Mayor		c. Telephone Number (give area code) 561-355-2207
d. Signature of Authorized Representative		e. Date Signed JUL 22 2014

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By Deputy Clerk  
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
COUNTY ATTORNEY

Standard Form 424 (Rev.9-2003)  
Prescribed by OMB Circular A-102



APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier M-14-UC-12-0215
		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 Commissioners	Organizational Unit: Department: Department of Economic Sustainability
Organizational DUNS: 078470481	Division: Strategic 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: Florida 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)

County Government

Other (specify)

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

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:  
14-239

TITLE (Name of Program):  
HOME Investment Partnerships Program

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:  
Palm Beach County's HOME Program

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

13. PROPOSED PROJECT

Start Date: 10/01/2014 Ending Date: 09/30/2015

14. CONGRESSIONAL DISTRICTS OF:  
a. Applicant 18,20,21,22 b. Project 18,20,21,22

15. ESTIMATED FUNDING:

a. Federal	\$	1,749,997 <sup>00</sup>
b. Applicant	\$	<sup>00</sup>
c. State	\$	<sup>00</sup>
d. Local	\$	<sup>00</sup>
e. Other	\$	<sup>00</sup>
f. Program Income	\$	<sup>00</sup>
g. TOTAL	\$	1,749,997 <sup>00</sup>

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:  
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 Ms.	First Name Priscilla	Middle Name A.
Last Name Taylor		Suffix
b. Title Mayor		c. Telephone Number (give area code) 561-355-2207
f. Signature of Authorized Representative		e. Date Signed JUL 22 2014

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Sharon H. Buck, Clerk & Comptroller  
Palm Beach County  
By *[Signature]*  
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
*[Signature]*  
COUNTY ATTORNEY



R201411084

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b>	Applicant Identifier S-14-UC-12-0016
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier

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City: West Palm Beach	Middle Name: W.
County: Palm Beach	Last Name: Lowery
State: Florida 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)  
 County Government  
 Other (specify)

**10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:**  
14-231

**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:**  
 Palm Beach County's ESG Program provides services to the homeless and those at risk of becoming homeless. Activities include operation and maintenance of emergency shelters/transitional housing, homeless prevention activities, and rapid re-housing.

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

**13. PROPOSED PROJECT**

Start Date: 10/01/2014	Ending Date: 09/30/2015
---------------------------	----------------------------

**15. ESTIMATED FUNDING:**

a. Federal	\$	478,676 <sup>00</sup>
b. Applicant	\$	<sup>00</sup>
c. State	\$	<sup>00</sup>
d. Local	\$	<sup>00</sup>
e. Other	\$	<sup>00</sup>
f. Program Income	\$	<sup>00</sup>
g. TOTAL	\$	478,676 <sup>00</sup>

**14. CONGRESSIONAL DISTRICTS OF:**  
 a. Applicant 18,20,21,22      b. Project 18,20,21,22

**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:  
 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 Ms.	First Name Priscilla	Middle Name A.
Last Name Taylor	Suffix	
b. Title Mayor	c. Telephone Number (give area code) 561-355-2207	
d. Signature of Authorized Representative	e. Date Signed JUL 22 2014	

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 Deputy Clerk

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*[Signature]*  
 COUNTY ATTORNEY

Standard Form 424 (Rev.9-2003)  
 Prescribed by OMB Circular A-102



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

### **1. Introduction**

Palm Beach County Department of Economic Sustainability (DES) encourages participation by public and private agencies, local municipalities, citizens, and other interested parties throughout the planning process. Public meetings are held by DES to share information about the CDBG, ESG and HOME Programs and to solicit comments about the County's housing, community and economic development needs. Two meetings are held before the Palm Beach County Board of County Commissioners (these are also televised) to solicit input for the Action Plan, and later, to approve the Action Plan. Meeting notices are advertised in the Palm Beach Post (a local general circulation newspaper), posted on DES's website, and sent directly to interested agencies. Public comments are accepted both in writing and orally.

### **Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

Palm Beach County strives to enhance coordination between public and private housing providers, municipalities, social service agencies, non-profits, health providers, mental health agencies, and the like. Housing assistance and community development activities are undertaken in unincorporated areas and in thirty (30) municipalities which have executed inter-local agreements with the County through their participation in the Urban County Program. ESG funds are administered by the Division of Human and Veteran Services and are distributed on a countywide basis to non-profit agencies. DES works with various municipalities and county departments to undertake infrastructure, rehabilitation, demolition and public facilities projects. DES also works with private non-profits, for-profit agencies, Community Housing Development Corporations (CHDOs), lenders and private developers to provide affordable housing to low and moderate income families. In addition, DES coordinates with the four public housing authorities within the Urban County Program jurisdiction to provide funding to upgrade and expand the current housing stock. Certifications of Consistency needed to pursue other funding sources are also provided to the public housing authorities. In developing its plans and strategies, the County also cooperates with the State of Florida. Pursuant to Executive Order 12372, the Florida State Clearinghouse, under the Department of Environmental Protection, administers the intergovernmental coordination and review process of certain state and federal activities within the State of Florida. DES submits Palm Beach County's Consolidated Plan, Action Plan, and any Plan amendments to the State for distribution and review by appropriate State agencies and Water Management Districts. Documents are also submitted to the Treasure Coast Regional Planning Council for review and comments.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Palm Beach County's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The Division of Human and Veteran Services (DHS) serves as the Lead Agency for the HHA which is governed by an Executive Committee consisting of nine (9) members: two (2) funders, one (1) formerly

homeless individual, one (1) domestic violence service provider, one (1) homeless family service provider, one (1) homeless individual service provider, one (1) faith based service provider, the Chair of the HMIS Oversight Committee, and one (1) veterans service provider.

On February 24, 2014, DHS made a presentation on the eligible components of the ESG program to the HHA's Executive Committee. The Executive Committee was requested to prioritize the eligible ESG components and to provide direction as to how to allocate the FY 2014-2015 ESG award. The Executive Committee presented the recommended priorities and distribution method to the full HHA on February 27, 2014 for final approval. Following are the approved priorities and distribution method for the FY 2014-2015 ESG award.

- Allocate 60% of the full allocation to the Emergency Shelter component with a priority given to emergency shelters for homeless families with children and for traditional housing for homeless single men.
- 7.5% of the total allocation will be used for administrative costs.
- Set aside up to \$50,000 for the HMIS component.
- Remainder of the allocation will be used for the Homeless Prevention component.
- A Request for Proposals will be issued. Only one proposal per organization will be accepted.
- Proposals will be evaluated and scored by a non-conflict Grant Review Board established by the Division of Human and Veteran Services.
- The Grant Review Board will make ESG funding recommendations, which in turn, will be forwarded to the Board of County Commissioners for final approval.

The HHA has established a Performance Measures subcommittee that was charged with establishing performance measure that would be utilized to evaluate all homeless programs, including agencies funded by various HUD grants. The HHA has formally adopted 14 performance measures that were developed by the subcommittee in 2013. The subcommittee is currently coordinating with 211 Palm Beach/Treasure Coast to generate reports relating to the approved CoC performance measures. These reports will be used to evaluate the homeless programs operated within the CoC.

The HHA has adopted Policies and Procedures for the operation and administration of the HMIS. The Policies and Procedures were developed with input from HHA members and 211 Palm Beach/Treasure Coast staff. The HHA has also established and adopted a Universal Application and Universal Self Sufficiency Matrix for homeless individuals/families that are entering the CoC service delivery system. With the opening of the County's first Homeless Resource Center, the HHA has also begun operating a centralized Single Point of Entry process. The HHA is in the process of finalizing standard coordinated assessment policies.

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

N/A

**2. Agencies, groups, organizations and others who participated in the process and consultations**

<b>Agency/Group/Organization</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>
Adopt-A-Family	Services-Homeless	Homeless Needs - Families with children
Aid to Victims of Domestic Abuse	Services-Victims of Domestic Violence	Homeless to Victims of Domestic Abuse
Children's Home Society	Services-Homeless	Homelessness Needs - Unaccompanied youth
Children's Place at Home Safe	Services-Homeless	Homelessness Needs - Unaccompanied youth
Coalition for Independent Living Options	Services-Persons with Disabilities	Non-Homeless Special Needs
Center for Family Services	Services-Homeless	Homeless Needs - Families with children
Children's Case Management	Services-Children	Public Services
Healthy Mothers/Healthy Babies	Services-Health	Public Services
The Lord's Place	Services-Homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
Jesus and You Outreach Ministries	Services-Homeless	Homeless Needs - Chronically homeless
Legal Aid Society of Palm Beach County, Inc.	Service-Fair Housing	Public Services - Fair Housing
Place of Hope, Inc.	Services-Homeless	Homelessness Needs - Unaccompanied youth
The Salvation Army	Services-Homeless	Homeless Needs - Chronically homeless
Redlands Christian Migrant Organization	Services-Children	Public Services
Seagull Industries for the Disabled, Inc.	Services-Persons with Disabilities	Non-Homeless Special Needs
Sickle Cell Foundation of Palm Beach	Services-Health	Public Services

County		
The Urban League of Palm Beach County	Housing Counseling Services	Public Services
YWCA of Palm Beach County	Services-Victims of Domestic Violence	Homeless Needs- Victims of Domestic Abuse
Vita Nova	Services-Homeless	Homelessness Needs - Unaccompanied youth
Community Land Trust of PBC	Housing	Housing Need Assessment
Habitat for Humanity of SPBC	Housing	Housing Need Assessment
Housing Finance Authority of PBC	Housing	Housing Need Assessment
Housing Leadership Council	Housing	Housing Need Assessment
Housing Trust Group	Housing	Housing Need Assessment
Neighborhood Renaissance, Inc.	Housing	Housing Need Assessment
Riviera Beach CDC	Housing	Housing Need Assessment
Palm Beach County Housing Authority	Housing	Housing Need Assessment
West Palm Beach Housing Authority	Housing	Housing Need Assessment
Word of Faith CDC	Housing	Housing Need Assessment
Palm Beach County Board of County Commissioners	Other government - County	Housing Need Assessment; Homelessness Strategy; Economic Development; Capital Improvements
City of Belle Glade	Other government-Local	Capital Improvements
City of Pahokee	Other government-Local	Capital Improvements
City of South Bay	Other government-Local	Capital Improvements
City of Lake Worth	Other government- Local	Capital Improvements
City of Greenacres	Other government-Local	Capital Improvements
City of Riviera Beach	Other government-Local	Capital Improvements
Town of Lake Park	Other government- Local	Capital Improvements
Town of Mangonia Park	Other government- Local	Capital Improvements
Village of Palm Springs	Other government- Local	Capital Improvements
Homeless and Housing Alliance PBC	Planning organization	Homelessness Strategy
Housing Partnership, Inc.	Housing	Homelessness Strategy
Gulfstream Goodwill	Services-Homeless	Homelessness Strategy
CARP, Inc.	Services-Health	Homelessness Strategy
Catholic Charities	Services-Homeless	Homelessness Strategy
211 Palm Beach/Treasure Coast	Services-Homeless	Homelessness Strategy
CROS Ministries	Services-Homeless	Homelessness Strategy
Family Promise of North/Central Palm Beach County, Inc.	Services-Homeless	Homeless Needs - Families with children
Family Promise of Southern Palm Beach County, Inc.	Services-Homeless	Homeless Needs - Families with children
Farmworker's Coordinating Council	Services-Homeless	Homelessness Strategy
Jerome Golden Center for Behavioral Health	Services-Homeless	Homeless Needs - Chronically homeless
McCurdy Sr. Housing Quiet Waters	Services-Elderly Persons	Housing Need Assessment
Im Beach County Community Services	Services-Homeless	Homelessness Strategy

Palm Beach County Department of Health	Services-Health	Homelessness Strategy
Palm Beach County HIV Care Council	Services-Persons with HIV/AIDS	HOPWA Strategy
Palm Beach County Homeless Coalition	Services-Homeless	Homelessness Strategy
Palm Beach County School District	Services-Education	Homelessness Strategy
Faith-Hope-Love-Charity	Services-Homeless	Homeless Needs-Veterans
The Everglades Inn	Services-Homeless	Homelessness Strategy
The Lewis Center	Services-Homeless	Homeless Needs - Chronically homeless
The Ryan White Program	Services-Persons with HIV/AIDS	HOPWA Strategy
Vets Place	Services-Homeless	Homeless Needs-Veterans
United Way of Palm Beach County	Regional Organization	Homelessness Strategy
VA Medical Center	Publically funded institution	Homelessness Strategy

**Table 2 – Agencies, groups, organizations who participated**

**How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination**

Agencies and municipalities were invited to participate in the development of the Action Plan at two regional meetings held on March 5<sup>th</sup> and 6<sup>th</sup>, 2014. The entities also received written notification of the Board of County Commissioners April 15, 2014 workshop. The meeting notice was also published in the local newspaper, placed on DES's website and emailed to interested agencies, municipalities and other County Departments. At this meeting, DES staff and County Administration presented program strategies for FY 2014-2015 and it was determined that the following would be implemented: CDBG funding to be allocated to economic development, demolition (countywide), municipal projects, county-initiated projects, Special Area of Hope allocation and public service activities; HOME funding to be allocated for CHDO-administered activities, tenant-based rental assistance, a developer rental loan program, and a CHDO administered homeownership program; and ESG funds to be allocated to emergency shelter and homeless prevention programs.

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

In seeking public input on the formulation of the Action Plan, DES consults with all interested parties either directly or through newspaper postings soliciting comments. No agency types were omitted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (CoC)	Palm Beach County Department of Community Services/ Homeless and Housing Alliance	The CoC was designed to bring all segments of the public community together to address the needs of the homeless. CoC objectives related to the Strategic Plan are: Quantify the need for homeless services; streamline the dissemination of the availability of homeless services; coordinate solicitations for funding; assist in increasing capacity among service provider agencies.
County Community Revitalization Team (CCRT)	Palm Beach County Office of Community Revitalization (OCR)	The CCRT goals correlate with DES's Strategic Plan by coordinating and facilitating community development projects in CCRT targeted areas (several of which overlap DES's established target areas) and overseeing various community improvement programs, such as Neighborhood Partnership Grant Program, Neighborhood Street Lighting Program, Neighborhood Home Beautification Program, and Resident Education to Action Program.
Glades Region Master Plan	Palm Beach County Department of Economic Sustainability (DES)	The Glades Region Master Plan is in the final stages of development. The plan will provide a framework for economic development and redevelopment in the Glades to attract future infrastructure dollars, thus furthering plan objectives.
Ten Year Plan to End Homelessness	Palm Beach County Homeless Advisory Board (HAB)	The Ten Year Plan to End Homelessness was developed to create a local homeless response system to eliminate homelessness over the course of ten years. The HAB facilitates achievement of plan objectives and goals to prevent and end homelessness in Palm Beach County.
Palm Beach County Comprehensive Plan	Palm Beach County Department of Planning, Zoning and Building	The Comprehensive Plan identifies areas where public infrastructure and other community facilities are lacking. The Action Plan seeks to provide funding to these projects after ascertaining that they are eligible to receive funds.

**Table 3 – Other local / regional / federal planning efforts**

## **AP-12 Participation – 91.105, 91.200(c)**

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

Palm Beach County began its citizen participation and consultation process when it held regional public meetings on March 5, 2014 in West Palm Beach and March 6, 2014 in Belle Glade to discuss the CDBG, ESG, and HOME Programs. The purpose of the meetings was to generate public involvement in the plan development process. DES informed the public of these meetings by publishing a notice in the Palm Beach Post on February 27, 2014, posted the notice on the DES website, and transmitted the notice to all local municipalities and interested agencies. The notice also advised the public about a BCC workshop to be held on March 26, 2014 (later changed to April 15, 2014) to present funding recommendations on the CDBG, ESG and HOME Programs and to receive direction from the BCC on those recommendations. The Draft Action Plan was made available to the public for review via a public notice published in the Palm Beach Post on June 21, 2014 and posted to the DES website. The notice also advised the public to meetings held on June 25, 2014 in West Palm Beach and June 26, 2014 in Belle Glade to present specific funding recommendations for the FY 2014-2015 CDBG, ESG and HOME activities. The Draft Action Plan notice provided a 30 day comment period concluding prior to July 22, 2014 when the Final Action Plan was presented to the BCC for adoption at a Public Hearing.

## Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-targeted/ broad community	On March 5, 2014, DES held a Regional Meeting at 100 Australian Avenue, West Palm Beach, FL. The meeting was attended by representatives of non-profit agencies, municipalities, County departments and other interested parties	Comment was received from the Homeless and Housing Alliance regarding the use of HOME Program funds. It was requested that the County utilize those funds to create a tenant based rental assistance program.	The Homeless and Housing Alliance request is being taken into consideration.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>
Public Meeting	Non-targeted/ broad community	On March 6, 2014, DES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4 <sup>th</sup> Street, Belle Glade, FL. The meeting was attended by representatives of non-profit agencies, municipalities, and other interested parties	A comment was received from the Homeless and Housing Alliance regarding the use of HOME Program funds. It was requested that the County utilize those funds to create a tenant based rental assistance program.	The Homeless and Housing Alliance request is being taken into consideration.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>
Public Meeting	Non-targeted/ broad community	On April 15, 2014, DES sought Board direction on funding strategies outlined by DES at their BCC Workshop. Representatives from one government committee, one municipality and one developer were in attendance.	Comments were received from the Homeless and Housing Alliance, Village of Palm Springs and Paragon Foundation of Florida. The Homeless and Housing Alliance expressed support for ESG and HOME funding allocations. The Village of Palm Springs requested CDBG funds for community improvements. Paragon Foundation requested CDBG funds for economic development.	The Board unanimously approved the proposed strategies recommendations presented by staff which included provision of funding for housing demolition, economic development, county-initiated capital projects, the local entitlement municipalities, the Special Area of Hope allocations and related Public Services. The Board rejected the request by Paragon Foundation of Florida to be provided CDBG funding.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-targeted/broad community	On May 5, 2014, the Non Conflict Grant Review Committee, whose sole purpose is to review the applications for ESG funding, met in a public meeting to review and rank the seven (7) applications received and to make funding recommendations. The meeting was attended by representatives of the agencies that applied for ESG funding and the County Attorney.	No comments were received at the public meeting	No comments were received at the public meeting.	www.pbcgov.com/des
Public Meeting	Non-targeted/broad community	On May 19, 2014, the Homeless and Housing Alliance Executive Committee met to review the ESG funding recommendations made by the Non-Conflict Grant Review Committee.	Comments were received from members of the committee on the funding recommendations.	All comments were accepted.	www.pbcgov.com/des
Public Meeting	Non-targeted/broad community	On June 25, 2014, DES held a Regional Meeting at 100 Australian Avenue, West Palm Beach, FL to receive input on the proposed Action Plan.	A commenter stated that the ESG funding recommendation of \$50,000 to 211Palm Beach/Treasure Coast be made more specific to reflect the use of the funds for implementation of the CMIS. A commenter sought confirmation and clarification under the HOME Program of the proposed rental development activity.	All comments received at this meeting were accepted and the draft Plan was amended to reflect same.	www.pbcgov.com/des
Public Meeting	Non-targeted/broad community	On June 26, 2014, DES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4 <sup>th</sup> Street, Belle Glade, FL to receive input on the proposed Action Plan.	There were no attendees at this meeting	There were no attendees at this meeting	www.pbcgov.com/des

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Public Hearing	Non-targeted/broad community	On July 22, 2014, DES presented the Action Plan to the Board of County Commissioners at the BCC Public Hearing.	One commenter stated the expectation that austere County budget conditions would be reflected in the Action Plan through focusing funding on the most critical activities. The Mayor relayed a comment from the Urban League that smaller agencies are excluded from the HOME funding process.	The public comments received at this meeting did not require amending the Action Plan.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>

**Table 4 – Citizen Participation Outreach**

## **Expected Resources**

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

#### **Introduction**

Grant resources totaling \$20,053,838 from CPD Programs are expected to be available during the next fiscal year (October 1, 2014 – September 30, 2015). These funds will be used to address priority needs, specific goals and objectives. The grant resources will address obstacles that meet underserved needs, achieve decent housing, expand economic development opportunities for low and moderate income persons, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be published in December 2015.

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	5,865,753	25,000	8,798,629	14,689,382	14,689,382	The CDBG entitlement allocation from HUD for FY 2014-2015 totals \$5,865,753. Program income was projected at \$25,000, for a total available amount of \$5,890,753.
HOME	public - federal	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership.	1,749,997	100,000	3,016,109	4,866,106	4,866,106	The HOME entitlement allocation from HUD for FY 2014-2015 totals \$1,749,997. Program income was calculated at \$100,000, for a total available amount of \$1,849,997.
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing Rental Assistance Services Transitional housing	478,676	0	19,674	498,350	498,350	The ESG Program entitlement allocation from HUD for FY 2014-2015 totals \$478,676.
<b>TOTAL</b>			<b>\$8,094,426</b>	<b>\$125,000</b>	<b>\$11,834,412</b>	<b>\$20,053,838</b>	<b>\$20,053,838</b>	

**Table 5 - Expected Resources – Priority Table**

**OTHER FUNDING RESOURCES (LEVERAGED)**

<b>Program</b>	<b>Source</b>	<b>Uses of Funds</b>	<b>Expected Amount (FY 2014-2015)</b>
Section 108 Loan Guarantee Program and Brownfield Economic Development Initiative	Federal	Used to fund economic development initiatives that creates low to moderate jobs.	\$ 11,300,000
Continuum of Care	Federal	Homeless assistance to create community systems for combating homelessness under 3 programs.	\$ 4,853,513
Public Housing Authority Funding - Capital Fund	Federal	Develop, finance, and modernize public housing developments and management improvements.	\$ 1,344,208
Public Housing Operating Subsidy	Federal	Provides operating subsidiaries to housing authorities to assist in funding operating and maintenance.	\$ 2,986,198
Housing Choice Vouchers under the Section 8 Program	Federal	Federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.	\$ 22,995,773
Rural Development Rental Assistance	Federal	Rental assistance program for rural areas.	\$ 380,000
CFP Safety and Emergency Grant	Federal	HUD program that supports safety and security measures.	\$ 250,000
Capital Fund RHF Grant	Federal	Develop, finance, and modernize public housing developments and management improvements.	\$ 50,000
Replacement Housing Funds	Federal	Funding used to aid participants with replacement public housing.	\$159,279
Resident Opportunity and Self Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$114,475
Family Self-Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$117,153
Neighborhood Stabilization Program (Program Income)	Federal	Mortgage Program, Residential Redevelopment (acquisition and rehabilitation), Neighborhood Redevelopment.	\$1,260,000
Ryan White Title I	Federal	Services provided by agencies who serve the HIV/AIDS community.	\$ 7,763,060
Disaster Recovery Initiative Grants	Federal	Federal CDBG funds administered by the State of Florida due to damages to housing and infrastructure from federally-declared disasters.	\$ 2,222,556
<b>FEDERAL</b>			<b>\$55,796,215</b>

<b>Program</b>	<b>Source</b>	<b>Uses of Funds</b>	<b>Expected Amount (FY 2014-2015)</b>
Emergency Food and Shelter Program	State	Rent/Mortgage assistance and to place single adults in emergency shelters.	\$ 421,411
Palm Beach County Housing Finance Authority	State	Sale of tax free revenue bonds to finance low interest mortgages for development of multi-family rental projects and homebuyer assistance programs.	\$36,300,000
<b>STATE</b>			<b>\$36,721,411</b>
Financial Assisted Agencies (FAA) (PBC Department of Community Services)	Local	Funding for the prevention/intervention, treatment and emergency services for substance abuse and mental health services, independent living and support services for people/families with special needs or disabilities, domestic abuse, emergency and shelter services.	\$12,258,187
<b>LOCAL</b>			<b>\$12,258,187</b>
<b>TOTAL</b>			<b>\$104,775,813</b>

**Table 6 – Other Funding Resources Table**

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

Palm Beach County expects to receive \$104,775,813 from local, Federal and State funding to complement the CDBG, ESG, and HOME funds totaling \$20,053,838 which it expects to have available during FY 2014-2015. Some \$55,796,215 of this amount is expected to be from Federal sources, \$36,721,411 from the State and \$12,258,187 from local sources including County General revenues. These funds will be used to undertake community development activities related to providing assistance to the homeless, disabled and underserved population and those having special needs. Funds will also be used for housing purposes and for undertaking of economic development and infrastructure. Both the HOME and ESG programs have matching fund requirements to be provided by the recipient. For the ESG Program, this will be provided by the ESG subrecipients in an amount of not less than \$442,776, and from Palm Beach County DES and DHS in an amount not less than \$35,900. For the HOME Program, the match will be provided from the State Housing Initiative Program in the amount of \$371,875.

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

The disposition of land owned by Palm Beach County for any purpose including to address needs identified in this Action Plan is governed by Florida Statute at Title XI, Chapter 12- 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property) and 125.38 (Sale of County Property to United States or State) and by Palm Beach County Code of Ordinance at Chapter 22, Article VI (real Property Acquisition, Disposition and Leasing). In effecting the requirements of the statute and code referred above, Palm Beach County utilizes PPM-CW-L-073 (Requirements for the Acquisition, Disposition, Lease and Exchange of Real Property).

In summary, land may be sold or donated to entities (non-profits and municipalities) for public and community interest purposes upon receipt of an application by the Board of County Commissioners (BCC) for the conveyance or lease of such property. If the BCC is satisfied with the proposed use of the property and the land is not needed for county purposes it can be conveyed or leased to the applying entity for such price (nominal or otherwise ) that the Board may fix, regardless of the actual value of the property. Where there is more than one bidder for the property, the Board is authorized to sell lease and convey any property belonging to the County to the highest and best bidder for the particular use deemed to be the highest and best.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Homeless Prevention	2010	2015	Homeless	Countywide	HOMELESS PREVENTION	ESG: \$74,000	Public service activities other than Low/Moderate Income Housing Benefit: 195 persons assisted
Assistance to Emergency and Transitional Shelters	2010	2015	Homeless	Countywide	HOMELESS FACILITIES	ESG: \$196,168 CDBG: \$13,867	Homeless Person Overnight Shelter: 250 Persons Assisted
Rapid Re-Housing of Homeless Families/Persons	2010	2015	Homeless	Countywide	RAPID RE-HOUSING	HOME: \$260,000 ESG: \$31,571	Tenant based rental assistance/Rapid Re-housing: 90 persons assisted
Operation of Centralized Homeless Intake System	2010	2015	Homeless	Countywide	UNIVERSAL CLIENT INTAKE SYSTEM	ESG: \$50,000	n/a
Demolition and Clearance	2010	2015	Non-Housing Community Development	Countywide	CLEARANCE AND DEMOLITION	CDBG: \$500,000	Buildings Demolished: 11 Buildings
Code Enforcement	2010	2015	Non-Housing Community Development	City of Belle Glade, City of Pahokee, City of South Bay	CODE ENFORCEMENT	CDBG: \$211,653	Other: 27,992 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improved parks and recreational Facilities	2010	2015	Non-Housing Community Development	Town of Mangonia Park, Belvedere Homes Target Area, Pahokee Target Area, Belle Glade Target Area, Unincorporated Palm Beach County	PARKS AND RECREATIONAL FACILITIES SENIOR CENTER PROJECTS	CDBG:\$870,132	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 181,439 Persons Assisted
Improved Water and Sewer System	2010	2015	Non-Housing Community Development	Unincorporated Palm Beach County	WATER AND SEWER IMPROVEMENTS	CDBG:\$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Families Assisted
Street and Sidewalk Improvements	2010	2015	Non-Housing Community Development	Lake Worth Target Area, Riviera Beach Target Area	STREET AND SIDEWALK IMPROVEMENTS	CDBG:\$401,157	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,644 Persons Assisted
Flood and Drainage Improvements	2010	2015	Non-Housing Community Development	Greenacres Target Area	FLOOD AND DRAINAGE IMPROVEMENTS	CDBG:\$89,231	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,574 Persons Assisted
Provision of Services to Disabled Persons	2010	2012	Non-Housing Community Development	Countywide	HANDICAPPED SERVICES	CDBG:\$42,210	Public service activities other than Low/Moderate Income Housing Benefit: 135 Persons Assisted
Provision of Child Care Services	2010	2015	Non-Housing Community Development	Countywide	CHILD CARE CENTERS	CDBG: \$10,780	Public service activities other than Low/Moderate Income Housing Benefit:100 Persons Assisted
Provision of Health Services	2010	2015	Non-Housing Community Development	Countywide	HEALTH SERVICES	CDBG:\$21,208	Public service activities other than Low/Moderate Income Housing Benefit: 546 Persons Assisted
Provision of Fair Housing Services	2010	2015	Fair Housing	Countywide	FAIR HOUSING ACTIVITIES	CDBG:\$47,513	Public service activities other than Low/Moderate Income Housing Benefit: 559 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Provision of Housing Counseling Services	2010	2015	Non-Housing Community Development	Countywide	HOUSING RELATED COUNSELING	CDBG:\$14,774	Public service activities other than Low/Moderate Income Housing Benefit: 140 Persons Assisted
Provision of Services for Victims of Domestic Viol	2010	2015	Homeless Non-Housing Community Development	Countywide	DOMESTIC VIOLENCE SERVICES	CDBG:\$20,110 ESG: \$91,037	Public service activities other than Low/Moderate Income Housing Benefit: 740 Persons Assisted
Services for Abused and Neglected Children	2010	2015	Homeless Non-Housing Community Development	Countywide	ABUSED AND NEGLECTED CHILDREN SERVICES	CDBG:\$30,580	Public service activities other than Low/Moderate Income Housing Benefit: 154 Persons Assisted
General Services for Homeless	2010	2015	Non-Housing Community Development	Countywide	HOMELESS SERVICES	CDBG:\$679,474	Public service activities other than Low/Moderate Income Housing Benefit: 7,261 Persons Assisted
Provision of Economic Development Assistance	2010	2015	Non-Housing Community Development	Countywide	ECONOMIC DEVELOPMENT ASSISTANCE	CDBG:\$282,000	Jobs created/retained:21 FTE Jobs
Provision of Economic Development Services	2010	2015	Non-Housing Community Development	Countywide	ECONOMIC DEVELOPMENT SERVICES	CDBG:\$401,376	Jobs created/retained: 12 FTE Jobs
Affordable Rental Housing	2010	2015	Affordable Housing Public Housing	Countywide	RENTAL HOUSING	HOME:\$834,998 NSP3:\$1,408,021 DR14:\$350,000	Rental units constructed: 19 Housing units Rental units rehabilitated: 125 housing units
Availability of Affordable Homeowner Units	2010	2015	Affordable Housing	Countywide	OWNER HOUSING	HOME:\$352,500 DR12:\$500,000	Homeowner Housing Unit Added: 11 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit

**Table 7 – Goals Summary**

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

A total of 262 families/households are planned to be assisted with housing during FY 2014-2015 (239 renters and 23 homeowners). All households benefitting are extremely- low, low, or moderate income. The 239 rental units will be assisted under the DRI, HOME and ESG programs. The criteria established by Palm Beach County for households to benefit under this program conforms to the HOME Program affordability requirements. The 23 homeowners are expected to be funded via the HOME Program set-aside for CHDOs and from the Disaster Recovery Initiative (DRI) Program which is administered by the Florida Department of Economic Opportunity, but funded through the US Department of Housing and Urban Development. The DRI program is guided by the CDBG regulations therefore all benefitting homeowners must have incomes which do not exceed 80% of the AMI for Palm Beach County.

## **AP-35 Projects – 91.220(d)**

### **Introduction**

The Action Plan identifies a total of 49 projects to be funded under the CDBG, ESG and HOME Programs. These projects include public services, public facilities, infrastructure, homeless activities, housing related activities, as well as administrative costs needed to undertake the activities. All activities identified in the Plan will be completed within three years.

# Projects

## AP-38 Projects Summary

### Project Summary Information

<b>Project Name</b>	<b>Aid to Victims of Domestic Abuse</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Services for Victims of Domestic Viol
<b>Needs Addressed</b>	Homeless Facilities, Domestic Violence Services
<b>Funding</b>	CDBG: \$20,020
<b>Planned Activities</b>	Operation of a transitional housing facility for homeless victims of domestic violence and their children
<b>Number of Beneficiaries</b>	32 persons
<b>Project Location</b>	Confidential Location
<b>Project Name</b>	<b>Aid to Victims of Domestic Abuse</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Services for Victims of Domestic Viol
<b>Needs Addressed</b>	Homeless Facilities
<b>Funding</b>	ESG: \$45,248.50
<b>Planned Activities</b>	Operation of an emergency shelter for homeless victims of domestic violence
<b>Number of Beneficiaries</b>	260 persons
<b>Project Location</b>	Confidential Location
<b>Project Name</b>	<b>Adopt-A-Family</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Rapid Re-Housing of Homeless Families/Persons
<b>Needs Addressed</b>	Rapid Re-Housing
<b>Funding</b>	ESG: \$31,571
<b>Planned Activities</b>	Provide rapid re-housing to homeless families in support of homeless intervention activities
<b>Number of Beneficiaries</b>	24 individuals
<b>Project Location</b>	1712 2 <sup>nd</sup> Avenue N, Lake Worth, FL 33460
<b>Project Name</b>	<b>Catholic Charities</b>
<b>Target Area</b>	Countywide

<b>Goals Supported</b>	Homeless Prevention
<b>Needs Addressed</b>	Homeless Prevention
<b>Funding</b>	ESG: \$34,000
<b>Planned Activities</b>	Provide emergency financial assistance in the form of rent/utility payments to individuals at risk of becoming homeless
<b>Number of Beneficiaries</b>	70 individuals
<b>Project Location</b>	9995 N. Military Trail, Palm Beach Gardens, FL 33410
<b>Project Name</b>	<b>Children's Home Society</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	General Services for Homeless
<b>Needs Addressed</b>	Homeless Facilities
<b>Funding</b>	CDBG: \$18,480
<b>Planned Activities</b>	Operation of a transitional housing facility for homeless teen mothers ages 13-19 who are pregnant or with a child
<b>Number of Beneficiaries</b>	18 individuals (9 households)
<b>Project Location</b>	3333 Forest Hill Boulevard, West Palm Beach, FL 33406
<b>Project Name</b>	<b>Children's Home Society</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Assistance to Emergency and Transitional Shelter
<b>Needs Addressed</b>	Homeless Facilities
<b>Funding</b>	ESG: \$30,919.50
<b>Planned Activities</b>	Operation of transitional housing for homeless pregnant/parenting youth
<b>Number of Beneficiaries</b>	20 individuals
<b>Project Location</b>	3333 Forest Hill Boulevard, West Palm Beach, FL 33406
<b>Project Name</b>	<b>Children's Place at HomeSafe</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	General Services for Homeless
<b>Needs Addressed</b>	Homeless Facilities
<b>Funding</b>	CDBG: \$13,867
<b>Planned Activities:</b>	Provide specialized therapeutic and enhance therapeutic care to children/teens who have been removed from their home due to abuse and/or homelessness
<b>Number of beneficiaries</b>	110 abused and/or homeless children and teens
<b>Project Location:</b>	2840 6th Avenue South, Lake Worth, FL 33461
<b>Project Name</b>	<b>Coalition for Independent Living Options, Inc.</b>

<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Services to Disabled Persons
<b>Needs Addressed</b>	Handicapped Services
<b>Funding</b>	CDBG: \$17,821
<b>Planned Activities:</b>	Purchase and deliver prepared meals for a 3 month period to persons with disabilities and their families through the agency's DINE Program
<b>Number of beneficiaries</b>	45 individuals
<b>Project Location:</b>	6800 Forest Hill Boulevard, West Palm Beach, FL 33413
<b>Project Name</b>	<b>Farmworkers Coordinating Council</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Homeless Prevention
<b>Needs Addressed</b>	Homeless Prevention
<b>Funding</b>	ESG: \$40,000
<b>Planned Activities:</b>	Emergency financial assistance in the form of rent/utility payments to individuals at risk of becoming homeless
<b>Number of beneficiaries</b>	125 individuals
<b>Project Location</b>	1313 Central Terrace, Lake Worth, FL 33460
<b>Project Name</b>	<b>Healthy Mothers/Healthy Babies</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Health Services
<b>Needs Addressed</b>	Health Services
<b>Funding</b>	CDBG: \$7,252
<b>Planned Activities</b>	Provide health education assistance to low income pregnant women and/or their immediate family to access health care and secure other services that the family may be eligible to receive
<b>Number of beneficiaries</b>	500 low income clients
<b>Project Location</b>	500 Gulfstream Boulevard, Suite 301, Delray Beach, FL 33483
<b>Project Name</b>	<b>211 Palm Beach/Treasure Coast (as HMIS administrator)</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Operation of Centralized Homeless Intake System
<b>Needs Addressed</b>	Universal Client Intake System
<b>Funding</b>	ESG: \$50,000
<b>Planned Activities</b>	Match funds for the Homeless Management Information System to assist homeless individuals and families with services
<b>Number of beneficiaries</b>	n/a

<b>Project Location</b>	415 Gator Drive, Lantana, FL 33462
<b>Project Name</b>	<b>Jesus and You Outreach Ministries</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	General Services for Homeless
<b>Needs Addressed</b>	Homeless Facilities
<b>Funding</b>	CDBG: \$9,239
<b>Planned Activities:</b>	Operation of a transitional housing facility for homeless men with a history of substance abuse
<b>Number of beneficiaries</b>	41 homeless men with a history of substance abuse
<b>Project Location:</b>	2831 Avenue S, Riviera Beach, FL 33404
<b>Project Name</b>	<b>Legal Aid Society</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Fair Housing Services
<b>Needs Addressed</b>	Fair housing Activities
<b>Funding</b>	CDBG: \$47,300
<b>Planned Activities:</b>	Through the Fair Housing Project, provide fair housing enforcement and educational outreach services to low and moderate income clients
<b>Number of beneficiaries</b>	559 low and moderate income clients
<b>Project Location:</b>	423 Fern Street, West Palm Beach, FL 33401
<b>Project Name</b>	<b>Place of Hope</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Services for Abused and Neglected Children
<b>Needs Addressed</b>	Abused and Neglected Children Facilities
<b>Funding</b>	CDBG: \$12,100
<b>Planned Activities</b>	Provide case management services to abused and neglected children through the agency's long term Family Cottage Program and short term Seven Stars Emergency Shelter Program
<b>Number of beneficiaries</b>	44 homeless abused and neglected children
<b>Project Location</b>	9078 Isaiah Lane, Palm Beach Gardens, FL 33418
<b>Project Name</b>	<b>Redlands Christian Migrant Association</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Child Care Services
<b>Needs Addressed</b>	Child Care Services
<b>Funding</b>	CDBG: \$10,780

<b>Planned Activities</b>	Provide comprehensive child development services to children of farmworkers and low income households
<b>Number of Beneficiaries</b>	100 Children
<b>Project Location</b>	20 Carver Street, Belle Glade, FL 33430
<b>Project Name</b>	<b>The Salvation Army</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Assistance to Emergency and Transitional Shelter
<b>Needs Addressed</b>	Emergency Shelter
<b>Funding</b>	ESG: \$165,248.50
<b>Planned Activities</b>	Operation of transitional housing for single homeless men
<b>Number of Beneficiaries</b>	120 homeless individuals
<b>Project Location</b>	1577 N. Military Trail, West Palm Beach, FL 33415
<b>Project Name</b>	<b>Seagull Industries</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Services to Disabled Persons
<b>Needs Addressed</b>	Handicapped Services
<b>Funding</b>	CDBG: \$24,200
<b>Planned Activities</b>	Provide educational and vocational training to adults with developmental disabilities at the Seagull Achievement Center
<b>Number of Beneficiaries</b>	90 disabled clients
<b>Project Location</b>	3879 Byron Drive, West Palm Beach, FL 33404
<b>Project Name</b>	<b>Sickle Cell Foundation</b>
<b>Target Area</b>	Glades Area of Western Palm Beach County
<b>Goals Supported</b>	Provision of Health Services
<b>Needs Addressed</b>	Health Services
<b>Funding</b>	CDBG: \$13,860
<b>Planned Activities</b>	Provide comprehensive case management to persons living in the Glades area of Palm Beach County who are living with sickle cell disease or sickle cell trait
<b>Number of Beneficiaries</b>	46 individuals
<b>Project Location</b>	136 Main Street, Belle Glade, FL 33430
<b>Project Name</b>	<b>Urban League of Palm Beach County</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Housing Counseling Services
<b>Needs Addressed</b>	Housing Related Counseling

<b>Funding</b>	CDBG: \$14,708
<b>Planned Activities</b>	The Comprehensive Housing Counseling Program assists low and moderate income clients seeking foreclosure prevention services and also assists first time homebuyers with homebuyer education classes.
<b>Number of Beneficiaries</b>	140 low and moderate income individuals
<b>Project Location</b>	1700 N. Australian Avenue, West Palm Beach, FL 33407
<b>Project Name</b>	<b>Vita Nova, Inc.</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	General Services for Homeless
<b>Needs Addressed</b>	Homeless Services
<b>Funding</b>	CDBG: \$10,339
<b>Planned Activities</b>	Provide life skills training to young adults who have aged out of the foster care system and are currently living in transitional housing.
<b>Number of Beneficiaries</b>	20 homeless youth who have aged out of the foster care system
<b>Project Location</b>	120 Alpha Street, West Palm Beach, FL 33401
<b>Project Name</b>	<b>Young Women's Christian Association</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Assistance to Emergency and Transitional Shelter
<b>Needs Addressed</b>	Emergency Shelter
<b>Funding</b>	ESG: \$45,788.50
<b>Description</b>	Operation of an emergency shelter for homeless victims of domestic abuse and their families
<b>Number of Beneficiaries</b>	480 individuals
<b>Project Location</b>	Confidential Location
<b>Project Name</b>	<b>Senator Philip D. Lewis Center for Homeless Individuals</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	General Services for Homeless
<b>Needs Addressed</b>	Homeless Facilities, Homeless Services
<b>Funding</b>	CDBG: \$659,896
<b>Planned Activities</b>	Operational costs of the Senator Philip D. Lewis Center. Services to help homeless individuals and families to be provided through Gulfstream Goodwill, Adopt-A-Family of Palm Beach County, and the Lord's Place, Inc. PBC Department of Community Services is the implementing agency.
<b>Number of Beneficiaries</b>	7,200 persons who are homeless or at risk of homelessness
<b>Project Location</b>	1000 45th Street, West Palm Beach, FL 33407

<b>Project Name</b>	<b>Enterprise Development Corporation</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Economic Development Assistance
<b>Needs Addressed</b>	Economic Development Assistance
<b>Funding</b>	CDBG: \$51,000
<b>Planned Activities</b>	EDC is a non-profit high tech countywide business incubator, provides technical assistance and services to high tech microenterprises and established small businesses. Most all EDC clients are located within the incubator walls.
<b>Number of Beneficiaries</b>	4 full time equivalent jobs
<b>Project Location</b>	751 Park of Commerce Drive, Boca Raton, FL 33487
<b>Project Name</b>	<b>Center for Technology, Enterprise and Development (TED)</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Economic Development Assistance
<b>Needs Addressed</b>	Economic Development Assistance
<b>Funding</b>	CDBG: \$151,000
<b>Planned Activities</b>	The TED Center is a non-profit countywide business incubator that provides technical assistance and services to microenterprises and established small businesses.
<b>Number of Beneficiaries</b>	11 full time equivalent jobs
<b>Project Location</b>	401 W. Atlantic Avenue, Delray Beach, FL 33444
<b>Project Name</b>	<b>Center for Enterprise Opportunity</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Economic Development Assistance
<b>Needs Addressed</b>	Economic Development Assistance
<b>Funding</b>	CDBG: \$80,000
<b>Planned Activities</b>	The CEO is a community development financial institution (CDFI) that provides microloans, counseling services and business training to micro enterprises and small businesses.
<b>Number of Beneficiaries</b>	6 full time equivalent jobs
<b>Project Location</b>	2200 N. Florida Mango Road, West Palm Beach, FL 33409
<b>Project Name</b>	<b>DES Economic Development Services</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Provision of Economic Development Services
<b>Needs Addressed</b>	Economic Development Services
<b>Funding</b>	CDBG: \$401,376

<b>Description</b>	Provide economic development services to businesses in Palm Beach Count in order to help them create or retain full time equivalent jobs.
<b>Number of Beneficiaries</b>	12 full time equivalent jobs
<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>	<b>PBC Facilities Development and Operations - Old Pahokee High School Gymnasium</b>
<b>Target Area</b>	City of Pahokee
<b>Goals Supported</b>	Improved Parks and recreational Facilities
<b>Needs Addressed</b>	Parks and Recreational Facilities
<b>Funding</b>	CDBG: \$150,000
<b>Description</b>	Provide funding to Palm Beach County Facilities and Development Operations Department to continue rehabilitating the Old Pahokee High School Gymnasium.
<b>Number of Beneficiaries</b>	5,649 persons who reside in the City of Pahokee
<b>Project Location</b>	360 E. Main Street, Pahokee, FL 33476
<b>Project Name</b>	<b>PBC Facilities Development and Operations - Bill Bailey Community Center</b>
<b>Target Area</b>	City of Belle Glade
<b>Goals Supported</b>	Improved parks and recreational Facilities
<b>Needs Addressed</b>	Parks and Recreational Facilities
<b>Funding</b>	CDBG: \$150,000
<b>Description</b>	Rehabilitation of the existing Bill Bailey Community Center in Belle Glade, FL.
<b>Number of Beneficiaries</b>	17,647 persons residing in the City of Belle Glade
<b>Project Location</b>	1101 Dr. Martin Luther King Jr. Boulevard, Belle Glade, FL 33430
<b>Project Name</b>	<b>PBC Water Utilities Department - Runyon Village Water/Sewer Improvements</b>
<b>Target Area</b>	Unincorporated Palm Beach County – Glades area
<b>Goals Supported</b>	Improved Water and Sewer System
<b>Needs Addressed</b>	Water and Sewer Improvements
<b>Funding</b>	CDBG: \$700,000
<b>Planned Activities</b>	Installation of new water and sewer lines in the Runyon Village development in the Glades area of western unincorporated Palm Beach County
<b>Number of Beneficiaries</b>	100 low income families
<b>Project Location</b>	Runyon Village Road, Port Royal Avenue, Church Street, and Orange Blossom Lane , Unincorporated Palm Beach County, Florida
<b>Project Name</b>	<b>PBC Parks and Recreation - Westgate Park</b>
<b>Target Area</b>	Belvedere Homes

<b>Goals Supported</b>	Improved parks and recreational Facilities
<b>Needs Addressed</b>	Parks and Recreational Facilities
<b>Funding</b>	CDBG: \$100,000
<b>Planned Activities</b>	Renovation of a public park and playground to improve safety and handicapped accessibility.
<b>Number of Beneficiaries</b>	4,147 persons living in the area
<b>Location Description</b>	3691 Oswego Avenue, West Palm Beach, FL 33409
<b>Project Name</b>	<b>PBC Parks and Recreation - John Prince Park</b>
<b>Target Area</b>	Unincorporated Palm Beach County
<b>Goals Supported</b>	Improved parks and recreational Facilities
<b>Needs Addressed</b>	Parks and Recreational Facilities
<b>Funding</b>	CDBG: \$100,000
<b>Planned Activities</b>	Construction of recreational improvements at John Prince Park
<b>Number of Beneficiaries</b>	139,321 - based on a 3 mile radius of census tract population of the area surrounding the project
<b>Project Location</b>	2700 6th Avenue South, Lake Worth, FL 33461. Project will be located about ½ mile south of 6 <sup>th</sup> Ave. South and ¼ mile east of Congress Ave
<b>Project Name</b>	<b>City of Belle Glade-Code Enforcement</b>
<b>Target Area</b>	City of Belle Glade
<b>Goals Supported</b>	Code Enforcement
<b>Needs Addressed</b>	Code enforcement
<b>Funding</b>	CDBG: \$135,071
<b>Planned Activities</b>	Code enforcement activities including citizen outreach, performing on-site inspections to ensure code compliance, issuing citations and resolving zoning offenses.
<b>Number of Beneficiaries</b>	17,467 persons living in the City of Belle Glade
<b>Project Location</b>	110 Dr. Martin Luther King Jr. Boulevard, Belle Glade, FL 33430
<b>Project Name</b>	<b>City of Greenacres – First Street Storm Water Improvement</b>
<b>Target Area</b>	City of Greenacres
<b>Goals Supported</b>	Improved Water and Sewer System
<b>Needs Addressed</b>	Flood and Drainage Improvements
<b>Funding</b>	CDBG: \$89,231
<b>Planned Activities</b>	Design and construction of a 1,900 linear foot storm water drainage system along First Street from Swain Boulevard to the E-3 canal.
<b>Number of Beneficiaries</b>	1,572 persons living in the census tract and block group (CT47.04/BG 3)

<b>Project Location</b>	First Street between Swain Boulevard and the E-3 canal, Greenacres, FL 33463
<b>Project Name</b>	<b>Town of Lake Park - Kelsey Park Restroom Improvements</b>
<b>Target Area</b>	n/a
<b>Goals Supported</b>	Improved Parks and recreational Facilities
<b>Needs Addressed</b>	Parks and Recreational Facilities
<b>Funding</b>	CDBG: \$ 53,941
<b>Planned Activities</b>	Demolition of two 410 square foot restrooms and the construction of one 580 square foot ADA compliant restroom
<b>Number of Beneficiaries</b>	12,787 persons live within the park's service area
<b>Project Location</b>	601 Federal Highway, Lake Park, FL 33403
<b>Project Name</b>	<b>Town of Lake Park - Lakeshore Park Restroom and Tennis Court Improvements</b>
<b>Target Area</b>	n/a
<b>Goals Supported</b>	Improved Parks and Recreational Facilities
<b>Needs Addressed</b>	Parks and Recreational Facilities
<b>Funding</b>	CDBG: \$309,000
<b>Planned Activities</b>	Gutting and renovating a restroom to make it ADA compliant and install lights for tennis courts
<b>Number of Beneficiaries</b>	12,787 persons reside within the park's service area
<b>Project Location</b>	600 Lake Shore Drive, Lake Park, FL 33403
<b>Project Name</b>	<b>City of Lake Worth - 11th Avenue South Greenway</b>
<b>Target Area</b>	City of Lake Worth
<b>Goals Supported</b>	Street and Sidewalk Improvements
<b>Needs Addressed</b>	Streets and Sidewalk Improvements
<b>Funding</b>	CDBG: \$212,396
<b>Planned Activities</b>	Construction of a pedestrian greenway along 11th Avenue South between A Street South and H Street South
<b>Number of Beneficiaries</b>	5,559 persons live within the service area of the activity
<b>Project Location</b>	11th Street South between A Street South and H Street South, Lake Worth, FL 33460
<b>Project Name</b>	<b>Town of Mangonia Park – Shade for Senior Center</b>
<b>Target Area</b>	n/a
<b>Goals Supported</b>	Improved Parks and Recreational Facilities
<b>Needs Addressed</b>	Senior Center Projects
<b>Funding</b>	CDBG: \$7,191
<b>Planned Activities</b>	Installation of a shade structure at the Town's Senior Center
<b>Number of Beneficiaries</b>	50 individuals

<b>Project Location</b>	1214 Giller Avenue, Mangonia Park, FL 33407
<b>Project Name</b>	<b>City of Pahokee - Code Enforcement</b>
<b>Target Area</b>	City of Pahokee
<b>Goals Supported</b>	Code Enforcement
<b>Needs Addressed</b>	Code Enforcement
<b>Funding</b>	CDBG: \$48,132
<b>Planned Activities</b>	Code enforcement activities including reviewing and enforcing code violation citations; and addressing public complaints regarding citations.
<b>Number of Beneficiaries</b>	5,649 persons living within the municipal boundaries of the City of Pahokee.
<b>Project Location</b>	207 Bacom Point Road, Pahokee, FL 33476
<b>Project Name</b>	<b>City of Riviera Beach – W. 23<sup>rd</sup> Street Improvements</b>
<b>Target Area</b>	City of Riviera Beach
<b>Goals Supported</b>	Street and Sidewalk Improvements
<b>Needs Addressed</b>	Street and Sidewalk Improvements
<b>Funding</b>	CDBG: \$188,761
<b>Planned Activities</b>	Reconstruction of W. 23 <sup>rd</sup> Street west of Avenue S to the street's dead-end. This activity includes reconstruction of deteriorated public streets (648 linear feet), installation of drainage pipes, and inlet structures, concrete sidewalks, base rock, asphaltic surface, striping and signage.
<b>Number of Beneficiaries</b>	85 residents
<b>Project Location</b>	W. 23 <sup>rd</sup> Street from Avenue S west to dead-end
<b>Project Name</b>	<b>City of South Bay – Code Enforcement</b>
<b>Target Area</b>	City of South Bay
<b>Goals Supported</b>	Code Enforcement
<b>Needs Addressed</b>	Code Enforcement
<b>Funding</b>	CDBG: \$28,450
<b>Planned Activities</b>	Code enforcement activities to include violations that reflect urgent concern for residents; providing assistance in seeking corrective measures; and determining compliance with existing state, county, and local codes.
<b>Number of Beneficiaries</b>	4,876 persons
<b>Project Location</b>	335 SW 2 <sup>nd</sup> Avenue, South Bay, FL 33493
<b>Project Name</b>	<b>DES Project Implementation</b>
<b>Funding</b>	CDBG: \$357,192

<b>Planned Activities</b>	Includes activity delivery costs in implementing DES's housing related activities and capital improvement projects. Accomplishments under this activity will be reported under DES's Housing Activities Program and CDBG capital improvement activities.
<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>	<b>DES Program Administration</b>
<b>Funding</b>	CDBG: \$1,173,150
<b>Planned Activities</b>	General, fiscal, and planning administrative expenses incurred by DES in performing planning, coordinating, and monitoring of CDBG and ESG Programs.
<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>	<b>HOME Program Administration and Planning</b>
<b>Funding</b>	HOME: \$174,999
<b>Planned Activities</b>	10% of the total HOME Program allocation is set-aside for eligible administrative costs incurred during the implementation of the HOME Program.
<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>	<b>HOME CHDO Set-Aside Program</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Availability of Affordable Homeowner Units
<b>Needs Addressed</b>	Owner Housing
<b>Funding</b>	HOME: \$302,500
<b>Planned Activities</b>	\$262,500 representing 15% of the overall HOME Program allocation and \$40,000 designated for activity delivery costs, for an activity total of \$302,500. Funding will be used for the development, acquisition and/or rehabilitation of multifamily rental housing and existing single family housing for first time homebuyers by CHDOs.
<b>Number of Beneficiaries</b>	2 housing units
<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>	<b>HOME CHDO Operating Expenses</b>
<b>Funding</b>	HOME: \$87,500
<b>Planned Activities</b>	5% of the total HOME Program allocation is set-aside for operating expenses of CHDOs, which will be used to administer HOME funded activities
<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL
<b>Project Name</b>	<b>HOME CHDO Administered Homeownership Program</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Availability of Affordable Homeowner Units

<b>Needs Addressed</b>	Owner Housing
<b>Funding</b>	HOME: \$90,000
<b>Planned Activities</b>	Activity delivery costs related to on-going CHDO homeownership activities. Activities to be performed by DES staff include construction oversight (including review and monitoring of Davis-Bacon and Section 3 compliance; review of draw requests and ongoing inspection of construction progress; income qualification of prospective homebuyers; inspection and approval of closing documents.
<b>Number of Beneficiaries</b>	9 housing units
<b>Location Description</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>	<b>HOME Rental Development Program</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Affordable Rental Housing
<b>Needs Addressed</b>	Rental Housing
<b>Funding</b>	HOME: \$834,998
<b>Planned Activities</b>	\$794,998 for loan assistance and \$40,000 designated for activity delivery costs, for an activity total of \$834,998. Funding will be used to create permanent rental housing through the construction or acquisition and/or rehabilitation of multifamily housing.
<b>Number of Beneficiaries</b>	19 housing units
<b>Location Description</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>	<b>HOME Homeless Prevention/Intervention (Tenant Based Rental Assistance)</b>
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Rapid Re-housing of Homeless Families/Persons
<b>Needs Addressed</b>	Rapid Re-Housing
<b>Funding</b>	HOME: \$260,000
<b>Planned Activities</b>	\$250,000 for financial assistance and \$10,000 for activity delivery costs, for an activity total of \$260,000. Funding will be allocated for homeless prevention/intervention and will be administered by Palm Beach County's Community Services Department, Division of Human and Veteran's Services.
<b>Number of Beneficiaries</b>	11 households
<b>Location Description</b>	810 Datura Street, West Palm Beach, FL 33401
<b>Project Name</b>	<b>ESG Program Administration</b>
<b>Needs Addressed</b>	Planning/Administration
<b>Funding</b>	ESG: \$35,900

<b>Planned Activities</b>	7.5% of the ESG program is set-aside for eligible planning and administration. Administration of the program will be undertaken by the Palm Beach County Department of Community Services, Division of Human and Veteran Services, and the Palm Beach County Department of Economic Sustainability.
<b>Location Description</b>	810 Datura Street, West Palm Beach, FL 33401 and 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

**Table 8 – Projects**

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

Palm Beach County's Five Year Consolidated Plan outlines the methodology through which CDBG funding is allocated geographically. Under the methodology, funding is targeted to identified CDBG target areas where the greatest community development needs exist and which have the greatest concentration of low and moderate income persons in the County. Additionally, in terms of types of activities funded, priority is established in the Five Year Plan through responses received from citizens, organizations, County departments, and municipalities who were surveyed during the preparation of the Plan. Which activities are funded annually is dependent on the receipt of applications for activities, the amount of funding available and how the specific activity for which funding is being requested coincides with the priorities set by the Five Year Plan. Often, addressing underserved needs to the extent required is prohibited due to inadequate resources available to fund identified needs.

Under the ESG Program, allocation priorities were set by the County's Homeless and Housing Alliance (Continuum of Care) as follows: Emergency Shelter, Homeless Prevention and Rapid Re-housing. These priorities were established due to the identified needs in the community and more specifically to support the Homeless Resource Center.

## **AP-50 Geographic Distribution – 91.220(f)**

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

For FY 2014-2015, Palm Beach County plans to utilize CDBG funds in seven (7) target areas that were previously identified in the Five Year Consolidated Plan as CDBG Target Areas. These areas are located throughout the jurisdiction in municipal and unincorporated areas of the County. Six (6) of the areas are within municipal boundaries and one (1) is within unincorporated Palm Beach County. The identified target areas are characterized by high concentrations of low and moderate income persons, high concentrations of substandard housing and a need for capital improvements.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
BELLE GLADE	<b>4.8%</b>
GREENACRES	<b>1.5%</b>
LAKE WORTH	<b>3.6%</b>
PAHOKEE	<b>3.4%</b>
RIVIERA BEACH	<b>3.2%</b>
SOUTH BAY	<b>.05%</b>
BELVEDERE HOMES (WESTGATE)	<b>1.7%</b>

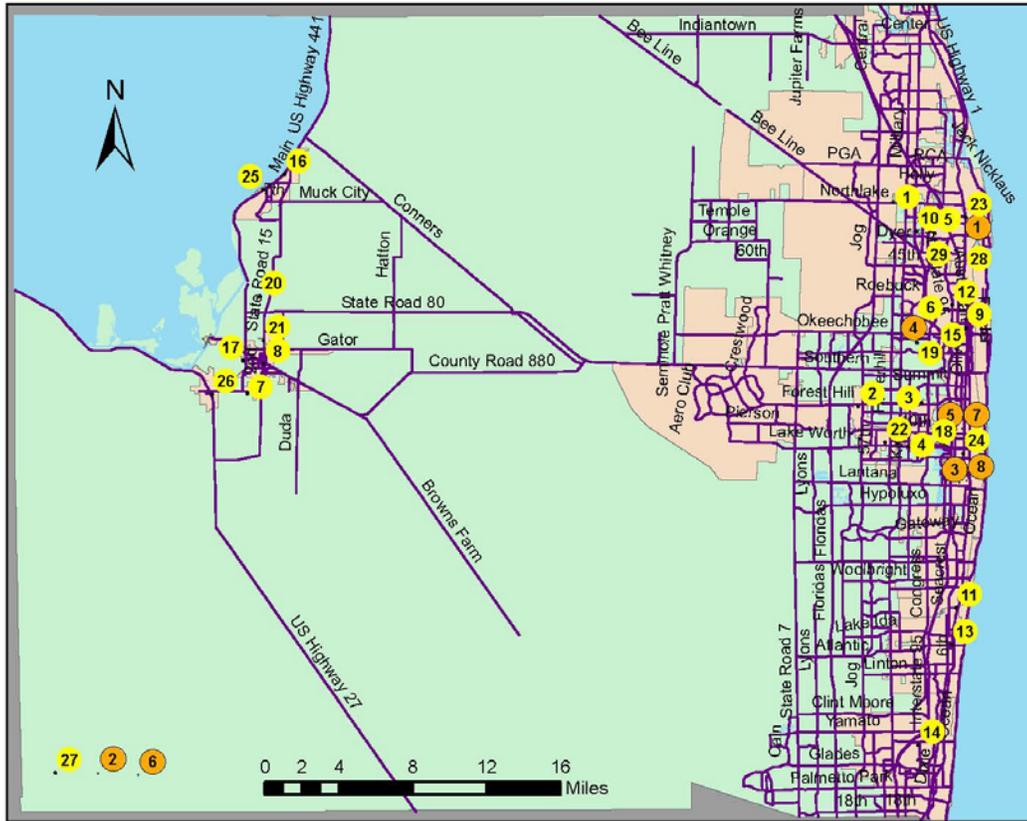
**Table 9 - Geographic Distribution**

In this section, maps are attached showing the following: activity locations, areas of low-income, areas of minority concentration, and the seven (7) CDBG target areas.

### **Rationale for the priorities for allocating investments geographically**

The allocation of investments by geographic areas in Palm Beach County is influenced by various factors, such as program requirements, location of established target areas, County-initiated projects, and municipal priorities. To address these and other factors, Palm Beach County established a methodology which: maximizes the number of low and moderate income persons and households assisted; expends funds where they are most needed; and ensures the fair and equitable distribution of funds between the incorporated and unincorporated areas of the County. Under this methodology, target areas were established in those municipal and unincorporated areas of the County which have a high concentration of low and moderate income persons. Target areas also exhibit high concentrations of substandard housing and a need for capital improvements. Since the CDBG Program requires that at least 70% of the funds benefit low and moderate income persons, preference is given to funding projects located in target areas. Additionally, the public participation process which is undertaken when developing the Five Year Consolidated Plan and the Annual Action Plan helps to guide the decision on where to invest funds geographically.

# PALM BEACH COUNTY FY 2014-2015 CDBG & ESG ACTIVITIES



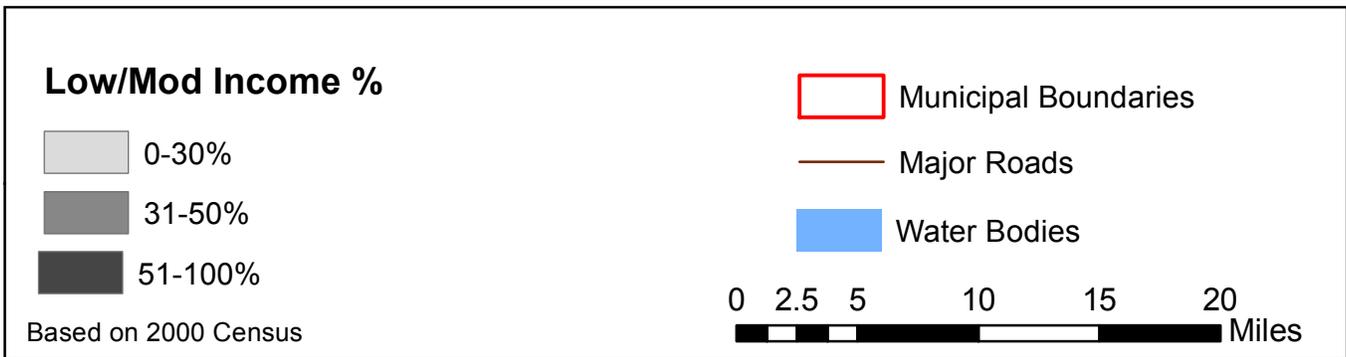
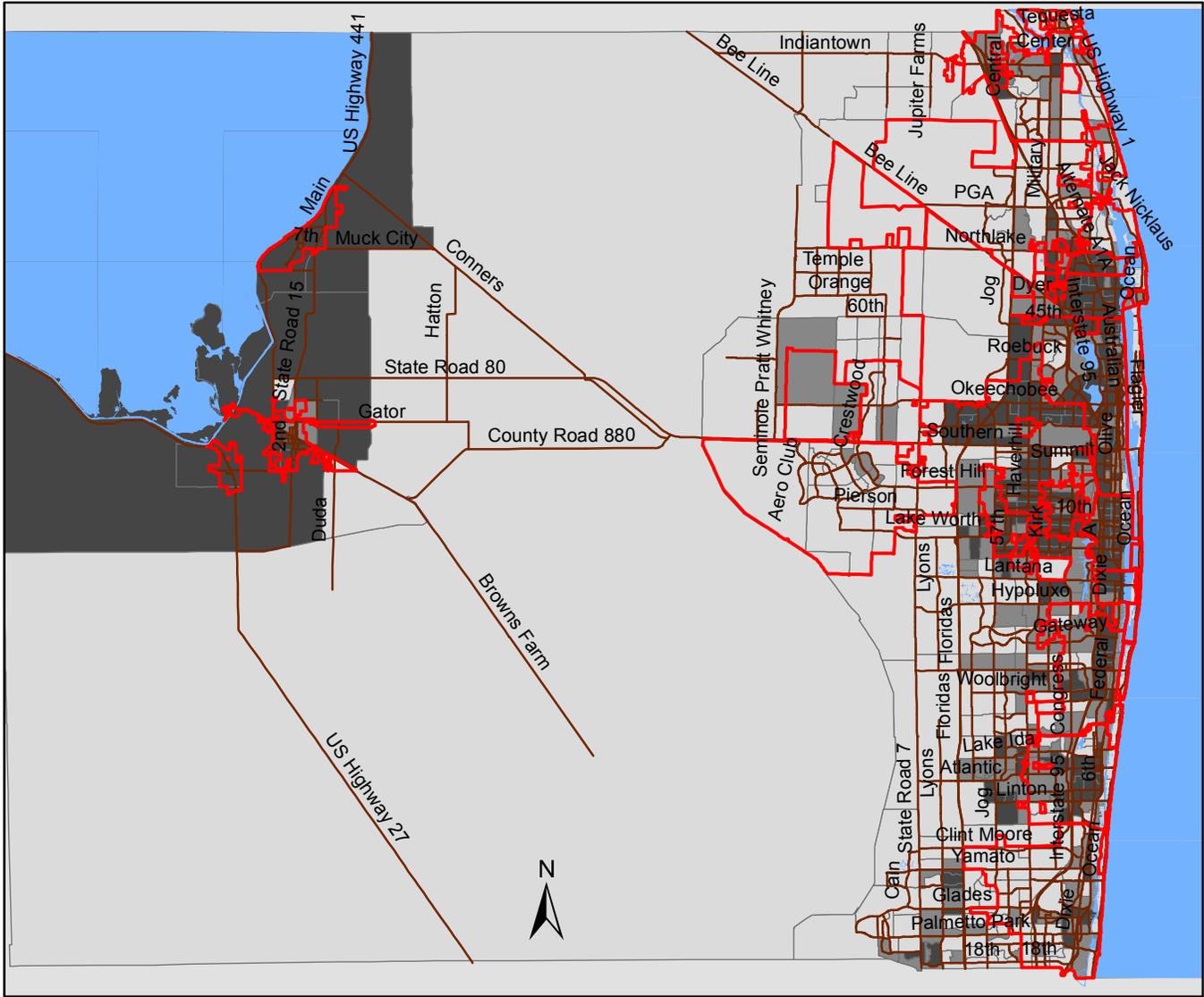
- FY 2014-2015 CDBG Activities**
1. Place of Hope
  2. Coalition for Independent Living Options
  3. Children's Home Society
  4. Children's Place at HomeSafe
  5. Jesus and You Outreach Ministries
  6. Vita Nova, Inc.
  7. Redlands Christian Migrant Assoc.
  8. Sickle Cell Foundation
  9. Legal Aid Society
  10. Seagull Industries
  11. Healthy Mothers/Healthy Babies
  12. Urban League of Palm Beach County
  13. Center for Technology, Enterprise, and Development
  14. Enterprise Development Corp.
  15. Center for Enterprise Opportunity
  16. PBC Facilities - Old Pahokee High Gymnasium
  17. PBC Facilities - Bill Bailey Community Center
  18. PBC Parks - John Prince Park
  19. PBC Parks - Westgate Park
  20. PBC Water Utilities - Runyon Village Water/Sewer
  21. City of Belle Glade - Code Enforcement
  22. City of Greenacres - 1st St. Stormwater Drainage
  23. Town of Lake Park - Kelsey and Lakeshore Park Restrooms
  24. City of Lake Worth - 11th Ave. South Greenway
  25. City of Pahokee - Code Enforcement
  26. City of South Bay - Code Enforcement
  27. Aid to Victims of Domestic Abuse (Confidential Location)
  28. Senator Phillip D. Lewis Center
  29. Town of Mangonia Park - Awning for Senior Center

- FY 2014-2015 ESG Activities**
1. Catholic Charities
  2. YWCA (Confidential Location)
  3. Children's Home Society
  4. The Salvation Army
  5. Farmworkers Coordinating Council
  6. Aid to Victims of Domestic Abuse (Confidential Location)
  7. Adopt-A-Family
  8. 211 Palm Beach/Treasure Coast (as HMIS Administrator)

- - CDBG Activities
- - ESG Activities



# LOW/MODERATE INCOME CONCENTRATIONS IN PALM BEACH COUNTY

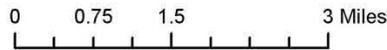
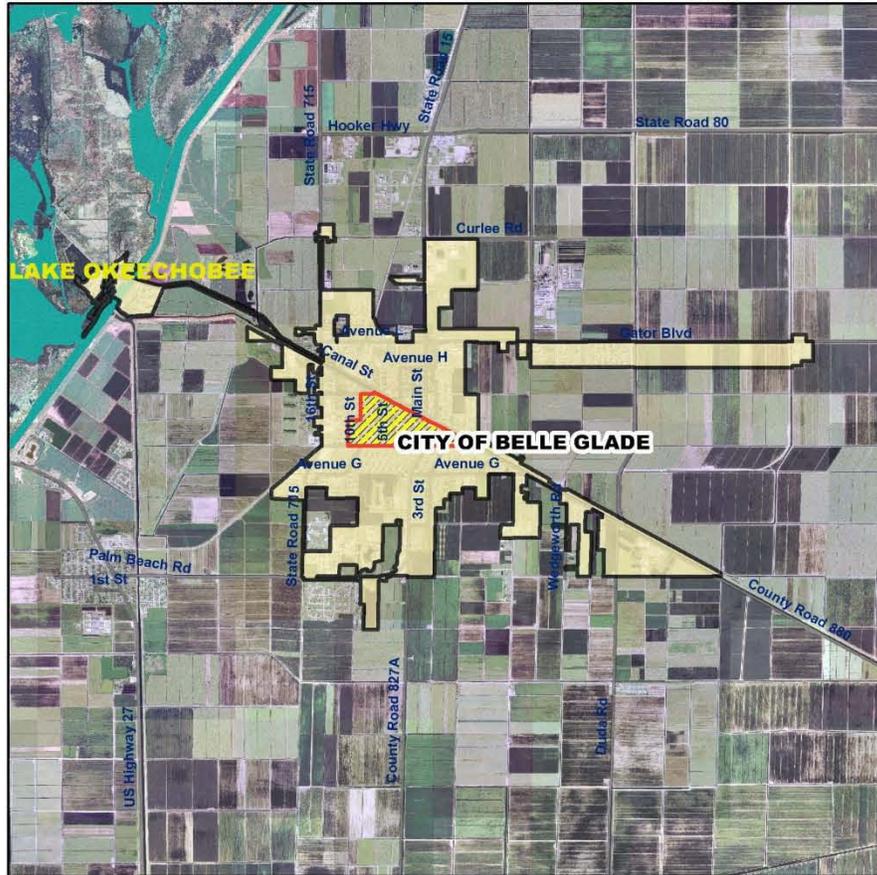




# City of Belle Glade Target Area

**Legend**

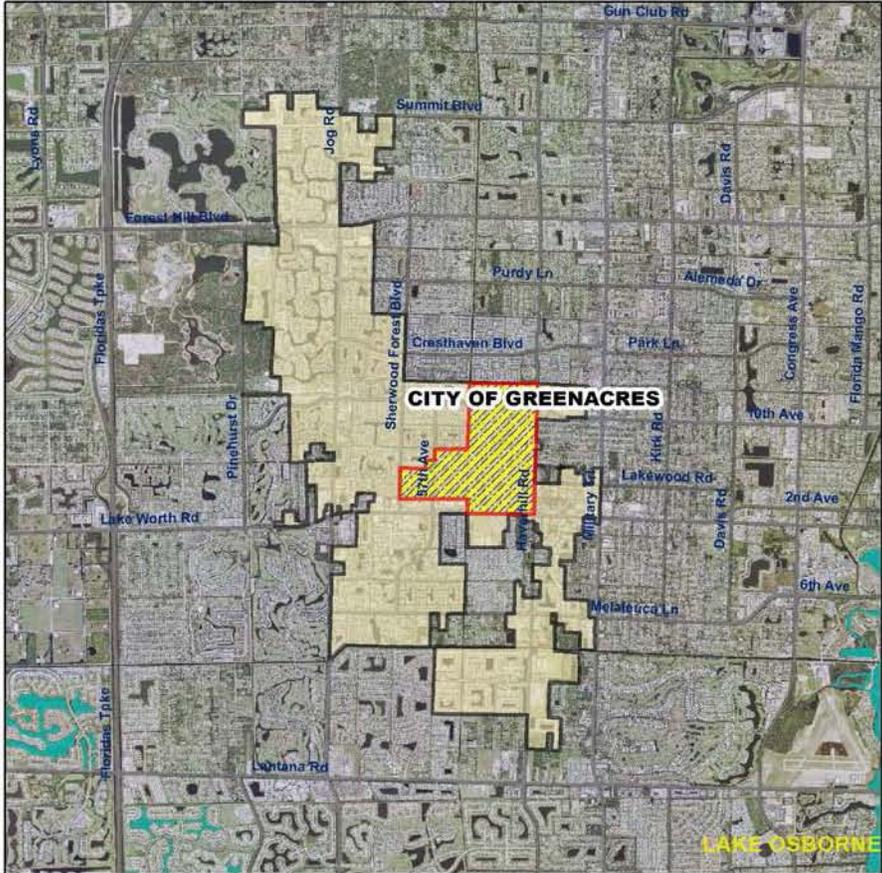
-  Target Area
-  Municipality
-  Major Roads



# City of Greenacres Target Area

**Legend**

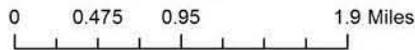
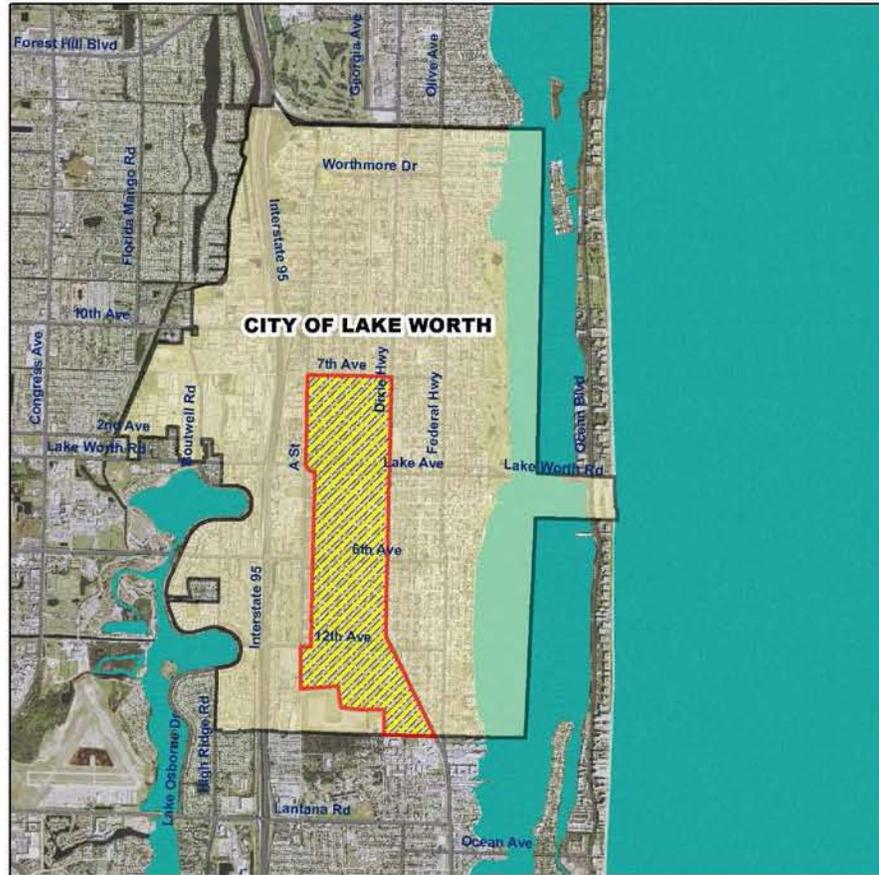
-  Target Area
-  Municipality
-  Major Roads



# City of Lake Worth Target Area

**Legend**

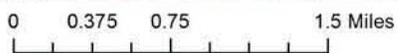
-  Target Area
-  Municipality
-  Major Roads



# City of Pahokee Target Area

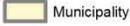
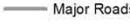
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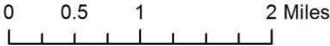
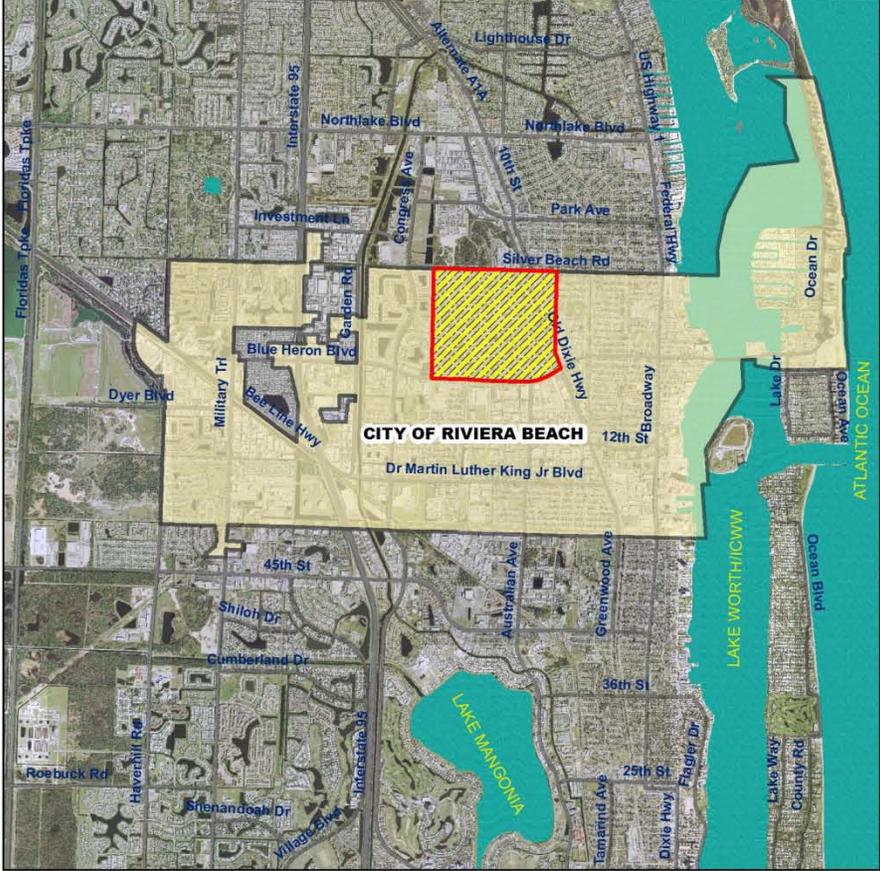
-  Target Area
-  Municipality
-  Major Roads



# City of Riviera Beach Target Area

**Legend**

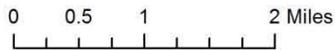
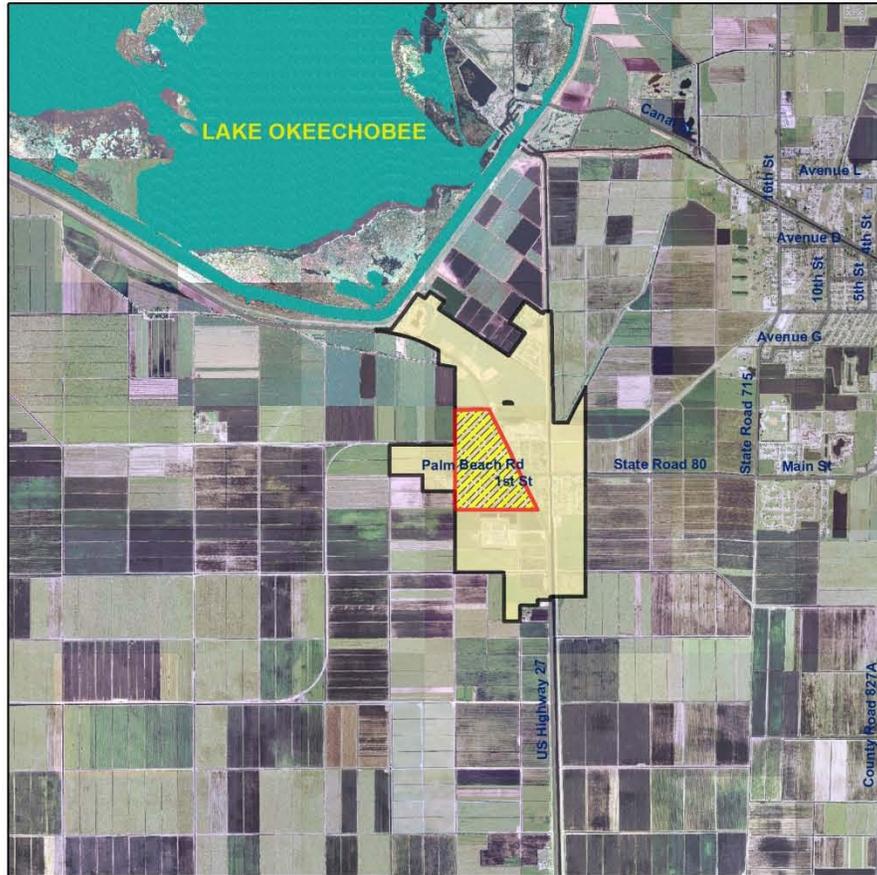
-  Target Area
-  Municipality
-  Major Roads



# City of South Bay Target Area

**Legend**

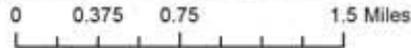
- Target Area
- Municipality
- Major Roads



# Belvedere Homes Target Area

**Legend**

- Target Area
- Major Roads



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The County's five year goals aim to expand the supply of affordable housing, improve the quality of housing, and increase access to affordable housing to meet the needs of very-low, low-, and moderate-income renter, owner, and special needs households. The FY 2014-2015 Action Plan seeks to implement strategies which will not only expand and improve the inventory of affordable housing, but establish a framework for the creation of more units. A total of 262 affordable housing units are proposed to be directly affected by resources invested from the HOME, DRI, NSP3 and ESG programs. Twenty-three (23) of the units will be owner units and 239 will be rentals (see tables below for more details). In addition, funding allocated under the CDBG program for code enforcement in the Glades area, countywide demolition of unsafe structures, and construction/rehabilitation of infrastructure projects will continue to assist in affordable housing preservation and development.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	95
Non-Homeless	167
Special-Needs	0
Total	262

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	95
The Production of New Units	92
Rehab of Existing Units	73
Acquisition of Existing Units	2
Total	262

**Table 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

DES plans to utilize other funding apart from HUD Community Development Program funds to meet its affordable housing goals. These include CDBG Disaster Recovery Initiative, Neighborhood Stabilization, and State Housing Initiative Partnership Programs. The Five Year Consolidated Plan projected that a total of 1,927 affordable housing units would be produced over the 5 year period (2010-2015). Fiscal year 2014-2015 represents the final year of the five year period. For the final year, the number of affordable housing units to be assisted (262), when added to the previous accomplishments to date for the period, will result in the the County exceeding its five year plan goal by approximately 2,225 units, and more than double the 5 Year Plan goal for number of affordable housing units assisted.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Palm Beach County has seven (7) housing authorities operating within its boundaries. However, only four (4) of these are headquartered within the Palm Beach County Urban County jurisdiction. These are: Riviera Beach Housing Authority (RBHA), Belle Glade Housing Authority (BGHA), Palm Beach County Housing Authority (PBCHA), and Pahokee Housing Authority (PHA). Together these four entities operate a total of 1,692 Housing Units and manage 2,125 vouchers.

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

In order to address the needs of public housing residents, each housing authority plans to implement the strategies listed below in FY 2014-2015:

**Riviera Beach Housing Authority (RBHA):** The RBHA has identified the development of Heron Estates (the former Ivy Green Village) which is a 15.3 acre site, as the major action to be undertaken during the year, should funding be received. The RBHA Board will focus on strategies related to the redevelopment of the site, which is the only land of this magnitude that is designated for public housing use in the City of Riviera Beach. Phase 1 will include the development of a 101-unit complex to serve senior/elderly, handicapped and disabled residents.

**Belle Glade Housing Authority (BGHA):** BGHA continues to house and support the Redlands Christian Migrant Association which operates a day care Center in the Okeechobee Center for its tenants. Space will also be provided to the Palm Beach County Sheriff's Office to oversee "The First Tee of the Glades" Project, which teaches kids the game of golf and provides computers, televisions, etc. for after school programs. BGHA will continue to work with the Police Athletic League which sponsors football and basketball teams for children of tenants. This program also promotes the establishment of local partnerships necessary to provide supportive services and empowerment activities for low income families.

**Palm Beach County Housing Authority (PBCHA):** PBCHA has acquired South Bay Villas and has begun rehabilitation of this 65 unit development. PBCHA plans to continue acquiring property in the Glades area including a 384-unit gated community which will become the Campus of Learners. The Campus of Learners is intended to function as a live-work-learn complex, where participants would enroll in a learning curriculum that would be administered in the same location as their residence. PBCHA plans to continue expanding its Real Estate department to reposition its vacant land, and redevelop its existing housing stock.

**Pahokee Housing Authority (PHA):** PHA will continue to administer the Lakeside Rental Housing program, which is organized to purchase abandoned/foreclosed properties to expand housing opportunities to low income families. PHA plans to develop eight (8) acres of vacant property owned by the Housing Authority. The new development (Singletary Gardens) will be a mixed income community, to include single and multifamily units, and housing for elderly and disabled families. PHA will apply for Section 8 Housing Choice Vouchers, VASH Vouchers, and/or Project Based Vouchers as appropriate, to

help increase housing choice. PHA also continues to identify, purchase and renovate abandoned/foreclosed properties for rent and/or sale to low income families. A \$250,000 Capital Fund Emergency Safety and Security Program grant provided by HUD will be used to install security cameras at Padgett Island Homes and Fremd Village and will enable control of unwanted guests and drug trafficking. PHA will provide comprehensive services to residents, through cooperation with various agencies to enable them to attain self-sufficiency and economic independence. PHA administers two programs (FSS & ROSS) to assist Public Housing Residents and Section 8 Housing Choice Voucher Program participants to connect to supportive services.

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

The public housing authorities plan to undertake the following actions:

#### **Riviera Beach Housing Authority (RBHA)**

As part of the Scattered Site Initiative, consideration is being given to homeownership of handicapped accessible units either through cooperative homeownership or lease-to-own.

#### **Belle Glade Housing Authority (BGHA):**

BGHA is funded by USDA, therefore there are no requirements to undertake any specific action to address this issue.

#### **Palm Beach County Housing Authority (PBCHA):**

The FSS Program will be available to all Public Housing residents and will enable residents to develop an individual training plan, and receive assistance in establishing IDA accounts.

As part of the PBCHA's annual budget, there is a set-aside of \$25.00 per household to help establish and fund Resident Councils at five of the authority's locations. There are presently two (2) active Resident Council Organizations that are chartered at Drexel House and South Bay (Marshall Heights). There will likely soon be start-up elections this year at Schall Landings.

The PBCHA had one (1) resident elected for a three year term serving on its Board of Commissioners, as required by Florida Statutes. However, this Commissioner had to retire for health reasons year and will be replaced by another resident as soon as approval from the Governor's office is completed.

The PBCHA has a computer learning center at the following locations: Drexel House Apartments, Schall Landings, Dyson Circle Apartments, and Seminole Estates. A computer learning center will be established at Marshall Heights.

Art classes for young children have been established at Seminole Estates, Schall Landings, and Dyson Circle Apartments, provided by the Armory Art Center.

PBCHA continues to maintain agreements with agencies to provide financial literacy classes, and first-time homeownership counseling for all housing program participants.

**Pahokee Housing Authority:**

PHA has an active Residents Advisory Board, which is comprised of residents from each housing program (Public Housing and Section 8 HCV). PHA also has an active Tenants Association, which is comprised of residents from each housing development.

PHA will continue to collaborate with agencies to provide *homebuyers workshops* and training. The training/workshops will include: budgeting, credit counseling, and improvement of social structure through *family strengthening*, how to maintain a home after purchase, etc. This will create a strong social environment for homeowners and their children.

PHA continues to refer residents to the 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 its partnership with Workforce Alliance and the Professional Opportunities Program (POP), to offer skill building, on-the-job training, job readiness, and employment opportunities, and encourage sustainability in employment.

PHA has a full-time Resident Services Coordinator on staff. The Coordinator will focus on initiatives that would promote residents self-sufficiency, including becoming homeowners.

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

None of the four (4) Housing Authorities operating within the Palm Beach County Urban County Program jurisdiction is currently designated a troubled Housing Authority.

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

### **Introduction**

Palm Beach County is dedicated to improving the housing opportunities for all of its residents, especially the homeless population and those threatened with homelessness. Governments and non-profit agencies, including religious organizations, will continue to provide the facilities and services to meet the immediate needs of homeless individuals and families and help prevent individuals and families from becoming homeless. In its Five Year Consolidated Plan, Palm Beach County has stated that the funds that are reasonably expected to be made available for homeless programs will be utilized to assist homeless persons to obtain appropriate housing, to assist persons at risk of becoming homeless and to assist in the implementation of the County's Ten Year Plan to End Homelessness in Palm Beach County.

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

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

Palm Beach County, along with its partners, will utilize many avenues to provide outreach and education to the homeless population, including those persons who are classified as unsheltered. A universal intake and assessment tool, developed by the Homeless and Housing Alliance (HHA) to streamline the initial assessment process, is currently being used during outreach. Utilization of the assessment tool allows the Homeless Outreach Team to conduct initial screenings and to make appropriate referrals. The following actions will be taken by the County and its partners to contact and educate the homeless population and to assess their immediate needs:

- The Senator Philip D. Lewis Center (Lewis Center), a 60 bed emergency facility, will continue to serve as the main point of access for homeless services in Central Palm Beach County as well as the key source of data collection. Homeless individuals will continue to be referred to the Lewis Center from the County's Homeless Outreach Team as well as law enforcement organizations. Homeless persons can also receive initial screenings for referrals to the Lewis Center via telephone.
- The Homeless Coalition will continue to coordinate the Homeless Project Connects events throughout the County during FY 2014-2015. These events allow the homeless population to receive free haircuts, toiletries, groceries, bicycles, clothing and other related items. Homeless persons will also be provided with an opportunity to obtain an identification card at some of these events.
- The County's Sheriff's Department as well as other local law enforcement agencies will continue to use the Universal Law Enforcement Protocol that was adopted by the Palm Beach County Law Enforcement Planning Council. This document outlines a series of recommended procedures and best practices to be followed by law enforcement during encounters with homeless individuals and families.

- Palm Beach County's Homeless Outreach Team (HOT) will continue to conduct personal interviews with homeless persons in an effort to determine what programs and services are most needed by the homeless population. The HOT Team will travel to various locations within Palm Beach County where homeless people are known to congregate to conduct on-site assessments.
- The County will observe National Hunger and Homelessness Awareness 2014 (November 16-22, 2014). The County will sponsor multiple activities during this week, to include outreach and education.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The emergency and transitional housing needs of the homeless population and recommendations as to how they should be addressed are outlined in the *Ten Year Plan to End Homelessness in Palm Beach County* and the County's Five Year Consolidated Plan. During FY 2014-2015 Palm Beach County will continue to provide funding (both federal and non-federal) for the operation and maintenance of local emergency shelters and transitional housing facilities and for the implementation of programs by the facilities' staff. These facilities provide shelter and services to homeless families with children, single parents with children, single men and women, victims of domestic abuse, homeless veterans, unaccompanied youth, and the chronic homeless. For FY 2014-2015, emergency shelter for families with children and transitional housing for single males have been prioritized under the Emergency Solutions Grants (ESG) program. For the upcoming fiscal year \$287,205 was allocated for emergency and transitional housing activities under the ESG Program.

The creation of a local homeless response system is the primary objective outlined in the County's *Ten Year Plan to End Homelessness in Palm Beach County*. In order to meet this objective, Palm Beach County established the Senator Philip D. Lewis Center, the County's first homeless resource center. The Lewis Center, a 60 emergency bed shelter, serves as the main point of entry for the homeless population to access services. The Center's beds are used to accommodate homeless single men and women who are eligible for services but cannot be immediately placed in other housing situations. Persons staying at the Lewis Center receive the same services (job training, case management, education, etc.) as those persons who reside in other emergency shelters throughout the County.

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

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

- The County will provide funding (ESG and non-ESG) to support a Rapid Re-housing Program based at the Lewis Center and operated by Adopt-A-Family of the Palm Beaches, Inc. This program will provide financial assistance to homeless families/individuals to regain stability in permanent housing. The financial assistance will include security deposits, rental assistance, utility deposits and utility assistance. The assisted families/individuals will also be provided with case management and other supportive services.
- Provide funding through HUD's Continuum of Care to assist the operation of permanent supportive housing programs.
- The County will utilize HOME funds to develop and implement a Tenant Based Rental Assistance (TBRA) Program. This program will be marketed to homeless service providers in the hope of maximizing their participation. The program will provide direct financial assistance to households for rental deposits and monthly rental subsidies. This assistance will allow eligible homeless households to be immediately re-housed and to gain housing stability.
- Palm Beach County is committed to providing support towards HUD's goal of eliminating chronic homelessness. The County's actions include:
  - Supporting applications for funding aimed at ending chronic homelessness.
  - Providing Continuum of Care funding to three agencies (The Lord's Place, Gulfstream Goodwill, and Jerome Golden Center) that directly assist chronically homeless persons.
  - Funding seven (7) with ESG dollars to address the needs of the chronically homeless (see Table 15).

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

The County will undertake the following actions to prevent individuals and families from becoming homeless:

- Palm Beach County Division of Human Services will continue to use funds made available under Ryan White Part A, Financially Assisted Agencies, PBC Ad valorem, and Emergency Food and Shelter Program to assist persons at risk of homeless.
- DES in coordination with the Department of Community Services will provide ESG funding to two (2) agencies that provide direct homeless prevention assistance to County residents in the form of emergency rent and utility payments.
- DES will continue to support applications to Federal/State and other programs that are seeking funding to provide services to address the needs of families and individuals who find themselves threatened with homelessness. This support is usually reflected by providing certification of consistency with the County's Consolidated Plan and through participation on appropriate governing bodies.

- The Lewis Center will continue to coordinate with various hospital and other facilities to enter into Memorandum of Agreements that establish the policies and procedures for hospitals and mental health institutions to make referrals to the Lewis Center.

## **Discussion**

According to the Consolidated Planning regulations [24 CFR 91.205(d)(1)], when local jurisdictions create their Consolidated Plans they must estimate, “to the extent practical, the number of persons who are not homeless, but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with alcohol or other drug addition, persons with HIV/AIDS and their families, public housing residents, and any other category the jurisdiction may specify, and describe their supportive housing needs”. The County has a number of services and programs that offer assistance to individuals, families and those with chronic disabilities.

Palm Beach County does address the priority housing and supportive service needs of persons who are not homeless but require supportive houses. Some special needs services are currently being addressed through County sponsored programs. The elderly population and senior citizen activities are assisted through the County’s social service programs while many senior activities are facilitated by the Area Agency on Aging of Palm Beach and the Treasure Coast. Special needs services that are not directly provided by the County such as housing for persons with HIV/AIDS, foster care programs, mental health disorders and substance abuse are addressed by the County through coordination with a network of social service providers and through funding via CDBG, ESG, and General Revenue to non-profit agencies to assist in the provision of those services.

## **AP-75 Barriers to Affordable Housing – 91.220(j)**

### **Introduction**

Palm Beach County continues to implement strategies to remove barriers to affordable housing, including those caused by public policies or prevailing economic and social conditions. These strategies are designed to increase the amount of affordable housing units in the County and to ensure residents have access to affordable housing.

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

Public policies of Palm Beach County are not intended to be barriers to affordable housing. The County, in its quest to promote affordable housing and to remove any identifiable barriers to affordable housing, will continue to utilize the following strategies:

- Low interest financial assistance to prospective homebuyers, homeowners, and developers who are seeking to purchase, rehabilitate, or construct affordable housing units.
- The Impact Fee Assistance Program utilizes impact fee investment earnings on roads, parks and public buildings to support affordable housing projects for households at or below 120% of Area Median Income (AMI).
- The Workforce Housing Program provides for the development of workforce housing units in new residential developments, offering density bonus incentives of up to 30%, and in some instances a density bonus of greater than 30% and Traffic Performance Standard (TPS) mitigation that allows flexibility to traffic standards.
- The Affordable Housing Program, a voluntary program, which applies to new residential development in unincorporated PBC for proposed projects that target potential home buyers with incomes of up to 60% of the AMI, offers density bonus incentives and TPS mitigation flexibility to traffic standards.
- The Impact Fee Ordinance, designed to minimize impact fees for new development of smaller, more affordable homes, will calculate impact fees on the total square footage of the home.
- The Future Land Use Element and Housing Element of the Comprehensive Plan, through the Evaluation and Appraisal Report, will address barriers to the provision of affordable housing.
- Zero Lot Line Developments allow affordable housing developers to reduce costs by utilizing less land to develop housing (especially infill housing) in older neighborhoods.
- Accessory Affordable Housing in the Land Use Category allows non-profits and other community based organizations to develop very-low and/or low-income housing, as well as housing for special needs populations, on land that has been set aside for public and/or governmental use but which ordinarily has no specific residential density.

- The One-Stop Permit Process lessens the time required for developers to acquire necessary building permits, reducing interest costs to developers of affordable housing.
- The Deferred Payment Program reduces the financial impact of hooking up existing homes to recently expanded public water and sewer systems. This program allows the fees to be paid back over a period of 20 years with an annual interest rate of 5.5%.
- The Municipal Services Taxing Unit allows assessments for infrastructure improvements to be paid over a period of 20 years to reduce the financial impact on property owners, thereby contributing to the affordability of housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

Palm Beach County is active in devising strategies to address the needs of low and moderate income persons, homeless families, and underserved populations. The majority of the plans and strategies mentioned in the section below are direct County actions which are implemented in collaboration with the non-profit community, municipalities and interested partner agencies. A large underserved population resides in the Glades Region of the County and this area is given priority in County efforts. The County implements a wide range of programs aimed at fostering and maintaining affordable housing. Actions to reduce and eliminate lead-based paint hazards are coordinated with the Florida Department of Health, but the County, through its housing programs, strictly enforces lead-based paint abatement requirements on units constructed prior to 1978, and those units and public buildings which accommodate or house children. The following discussions will outline the specific actions that the County will take to address underserved needs, affordable housing, reduce lead paint hazards, reduce the number of poverty level families in the County, and develop an institutional structure to ensure the success of activities aimed at low and moderate income persons.

### **Actions planned to address obstacles to meeting underserved needs**

Palm Beach County has identified the lack of sufficient funding resources as a deterrent to its ability to effectively address underserved needs. During FY 2014-2015, the County plans to undertake the following actions:

- The County will continue to apply for new funding from Federal and/or State sources to better focus on the underserved needs of the County, and will support funding applications from other entities within its jurisdiction;
- Provide access to affordable housing to extremely-low, low, and moderate-income families through the new construction or rehabilitation of rental units for these income groups and by providing mortgages at affordable rates to enable homeownership. This strategy will continue to be pursued under the NSP, HOME and DRI Programs;
- Provide support to homeless individuals and families, and other members of underserved populations, by allocating funds to non-profit agencies that provide services to those populations, and to the Philip D. Lewis Center from general County revenues, CDBG, and ESG Program;
- Promote cooperation between agencies by participating in different coordinating bodies in the County, such as the Homeless Coalition, Homeless and Housing Alliance, and the Homeless Advisory Board;
- Address infrastructure deficiencies in low- and moderate income areas (including identified CDBG Target Areas) through funding under the CDBG and DRI Programs;
- Provide financial assistance to businesses under the CDBG and Section 108 Programs in exchange for creating or retaining jobs to be held by low and moderate income individuals; and

- Lead economic development efforts in the Glades Region (where the highest incidence of poverty exists) in order to improve economic and housing conditions for local residents.

### **Actions planned to foster and maintain affordable housing**

For FY 2014-2015, Palm Beach County will preserve and enhance the supply of affordable housing for extremely-low, low-and moderate-income residents of the County by implementing the following activities, among others:

- Provide first and second mortgage loans to eligible extremely-low, low-and moderate-income homebuyers;
- Provide HOME (entitlement and set-aside) Program funds to certified Community Housing Development Organizations (CHDOs), housing developers, or a partnership of these groups, for the development and rehabilitation of multifamily rental and single-family ownership housing, and the acquisition with or without rehabilitation of single family housing for first-time homebuyers;
- Leverage HOME funding, wherever possible, to ensure optimal financial capacity;
- Implement Tenant-Based Rental Assistance housing program;
- Preserve affordable housing through liaising with agencies such as the Urban League of Palm Beach County and Legal Aid Society to effect measures aimed at foreclosure prevention, mortgage modifications, refinance and other work out strategies to retain decent and safe housing options throughout Palm Beach County;
- Provide affordable housing in socioeconomically diverse communities (divestiture of clustered poverty housing);
- Continue to evaluate triennially policies and programs that impede affordable and workforce housing pursuant to FL §420.9076;
- Continue to ensure that houses constructed, purchased or rehabilitated with HOME and other Federal/State funds made available by DES remains affordable for a prescribed period. This criteria will be enforced via deed restrictions and monitoring;
- Continue the implementation of the Workforce Housing Program by the County's Planning, Zoning and Building Department (PZB), which mandates that a specific number of housing units in a new residential development be provided for households with incomes of 60-140% of AMI. The program also provides a density bonus incentive to developers to increase the number of total units in a new development based on the percentage of workforce housing units; and
- Continue the Affordable Housing Program by PZB, whereby developers of new residential developments receive certain development incentives in order to provide affordable housing units to very low and low-income households.

### **Actions planned to reduce lead-based paint hazards**

HUD regulation 24 CFR Part 35, entitled "Lead-Based Paint Poisoning Prevention in Certain Residential Structures requires that lead-based paint (LBP) hazards be controlled before the rehabilitation of a housing unit that is financially assisted by the federal government or being sold by the government, particularly if young children (ages 6 and under) will be occupying the unit. The Florida Department of Health Bureau of Environmental Toxicology and Florida Health Palm Beach County are the two (2) agencies responsible for monitoring lead hazard exposures within Palm Beach County. In implementing its housing rehabilitation programs, DES conducts a LBP Assessment of all units constructed prior to 1978. DES uses up to \$10,000 per single family detached housing unit for inspections for LBP; hazard reduction of LBP; and temporary relocation of occupants during the hazard reduction phase of the process. Some of the actions the County will undertake to address and/or reduce lead-based paint hazards include: promote lead hazard remediation efforts by providing families, communities, and professionals with knowledge and technical assistance regarding lead-based paint testing and abatement programs; promote awareness about the Florida Department of Health Lead Alert Network and Consumer Product Safety Commission which disseminate information about lead hazards, recalled toys and other children's products; coordinate lead source identification with appropriate departments and organizations in the County to ensure the guidelines for lead reductions are consistent with all rehabilitation programs and codes; require inspections of residential structures built prior to 1978 for lead based paint hazards as they relate to non-emergency rehabilitation funded under a DES-operated Federal or State program; require lead based paint inspections of commercial buildings built prior to 1978 if the buildings will be used by children and if funding for the rehabilitation/improvement, was provided from a DES operated program; 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; in Florida, Medicaid eligible children, particularly under the age of 72 months, are required to be tested for lead poisoning. All blood lead test results are reportable and results greater than or equal 10 µg/dL will be reported to the County Health Department for inclusion in the Children's Lead Poisoning Database; allocate funds to cover the costs of LBP testing and LBP abatement, in connection with the rehabilitation of housing units; advise property owners who receive housing rehabilitation funds through DES's housing programs of potential LBP contamination in older homes; and keep on file all results of lead-based paint inspections and abatements in order to comply with applicable regulations.

### **Actions planned to reduce the number of poverty-level families**

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

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

- To advocate services and funding to address self-sufficiency and economic stability.
- To collect and analyze data from information systems and other qualitative means with regard to economic needs of clients.
- To assist migrant and seasonal workers to learn new employment skills by providing basic job skills training, job readiness, high school equivalency preparation, counseling and support.
- To coordinate and share data with other organizations that plan and develop economic growth and job training.
- To provide local matching funds for Title 20 subsidized child care, providing support to low-income, working parents.
- Assist seniors, veterans and current members of the armed forces to attain optimal independence.
- Implement farm worker programs to provide classroom education, on-the-job training, and job search assistance to farm workers and their families to be able to attain full-time, year round employment.
- Continue to fund Head Start and children services to low income preschool children from birth to 5 years old.
- Implement a Family Self-Sufficiency Program to assist at-risk families and family members with various educational, health care and other services including economic stability and self-sufficiency services to enable individuals/families to be self-supporting.
- Continue to fund the Financially Assisted Agency Program which provides funding to non-profit agencies to administer health and human service programs.
- Continue to provide funds to new and expanding businesses for job creation and retention activities, particularly in areas with high concentrations of poverty.
- Support CareerSource Palm Beach County, formerly Workforce Alliance, which operates two full service career centers to provide employer/employment opportunities.
- Support operations of the Senator Philip D. Lewis Center (homeless resource center).
- Use HOME funds to fund a tenant based rental assistance program to serve homeless and impoverished families.
- Use ESG funds to fund a homeless prevention program.

### **Actions planned to develop institutional structure**

Palm Beach County has relatively strong institutional structure which manages and delivers benefits from community development programs. Entities involved in this endeavor are departments of Palm Beach County government, private non-profit organizations, other governments, public agencies, Treasure Coast Regional Planning Council, and various special purpose committees and bodies. County departments which are integrally involved in this structure are: Economic Sustainability, Community Services, Facilities Development and Operations, Planning Zoning and Building, Risk Management, Water Utilities, Engineering Services, Purchasing, County Administration and County Attorney's office among

others. Palm Beach County continues to evaluate the operation of each of its community development programs in order to: ensure their operation within regulatory requirements, maximize the number of persons to benefit, and ensure easy access to these benefits by eligible persons. The following are currently underway or will be undertaken during the year:

- The County has adopted measures to increase the number of areas targeted to receive special assistance.
- Pursue closer relationships between the County and non-profit and for-profit housing providers of affordable housing.
- Actively coordinate with inter-local municipal partners in the preparation of the annual action plan.
- Establish various committees to manage the Continuum of Care and the Emergency Solutions Grant requirements.
- Provide direct home ownership assistance to families unable to access conventional credit.
- Participate in training and conferences for affordable housing, economic development and public service providers.

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

Palm Beach County continues to work in coordination with multiple public and private housing and social service providers to effectively address the needs of the low-and moderate-income residents of the county. It should be noted that funds accruing to the County from HUD's Consolidated Planning Programs (CDBG, HOME, ESG) as well as from other federally funded programs such as the Supportive Housing Program are not the only source of funds used to implement the community development strategies which emanate from coordination between the County and its municipal, non-profit and for-profit housing and social service providers. The following summarizes the coordination between Palm Beach County and municipal and public and private providers of housing, economic development, homeless, public services and public facilities and infrastructure.

#### Housing

- Coordinate with Palm Beach County Housing Authority, Belle Glade Housing Authority, Pahokee Housing Authority, West Palm Beach Housing Authority and Boca Raton Housing Authority, Riviera Beach Housing Authority, Community Land Trust of Palm Beach County, NOAH, Neighborhood Renaissance, HOME designated CHDOs, Housing Leadership Council.

#### Homeless

- Coordinate with the Homeless Advisory Board, Homeless and Housing Alliance (Continuum of Care), the Philip D. Lewis Center and non-profit entities providing homeless assistance and

homeless services via the Center, and non-profit entities funded under the CDBG and ESG programs to provide services to the homeless.

#### Economic Development

- Coordinate with business incubators located within the county to foster the development and growth of small businesses to create jobs.
- Coordinate with local businesses and financial institutions, municipalities and County Departments to implement other economic development initiatives such as Section 108, USDA IRP, EPA Brownfields, RLF, among others.
- Coordinate with State and Federal Departments to implement Job Growth Incentive (JGI), Economic Development Agency (EDA), Industrial Revenue Bonds (IRB), Enterprise Zone (EZ) and Section 108 programs.

#### Public Services

- Through the Community Services Department and CDBG-funded agencies, coordinate with and provide County funding to non-profit organizations to providers of the following services: child care, elderly, mental health, substance abuse, domestic violence, among others.

#### Public facilities and infrastructure improvements.

- Coordinate with other Palm Beach County Departments (Engineering, Water Utilities, Parks and Recreation, and Facilities Development and Operations) and municipal partners to ensure the provision of adequate public facilities and infrastructure.

## Program Specific Requirements

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

#### Introduction

For Fiscal Year 2014-2015, the County expects to receive funding under the following CPD programs: CDBG (\$5,865,753); ESG (\$478,676); and HOME (\$1,749,997). In addition, the County expects to generate approximately \$125,000 in un-programmed program income under CDBG (\$25,000) and HOME (\$100,000). CDBG funds are expected to fund thirty-five (35) activities to be implemented by County departments, municipalities and non-profit agencies. The HOME Program will fund CHDO activities, the development of rental housing and a tenant-based rental assistance program. The ESG Program will fund the following eligible components: emergency shelter, homeless prevention, HMIS, and rapid re-housing.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$25,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income:	\$25,000

##### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan (2014-2015, 2015-2016, 2015-2016).	91.50%

## **Emergency Solutions Grant (ESG)**

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

The standards for providing ESG assistance will be written into each individual Sub-recipient Agreement in detail. These standards will include, among others, participating in HMIS (unless a domestic violence provider), completing a Universal Application, utilizing the Service Prioritization Decision Assistance (SPADT) Tool for each client and participating in the County's Continuum of Care (CoC), known locally as the Homeless and Housing Alliance (HHA).

Eligibility standards will state that all participants must meet the HUD definition of homelessness for Emergency Shelter Activities or the definition of "at risk of homelessness" as described in sections 576.103 and 576.104 of the Federal regulation for Homeless Prevention and Rapid Re-housing Activities. Additionally, participants for Homeless Prevention and Rapid Re-housing must have an income below 30% of median family income for the area, as determined by HUD.

Standards for length of time a client can receive financial assistance are those established in the ESG regulations, Recipient agencies will be instructed to follow the requirements established in the Federal Register for the specific program under which they are offering services.

The following documentation is to be included in the files of sub-recipients:

- Emergency Shelter – proof of homelessness
- Rapid Re-Housing and Homeless Prevention – A completed Homeless Prevention checklist, proof of income requirements and proof of homelessness

A further detailed list will be included in each sub-recipient agreement.

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

In 2012 the CoC had developed and implemented a Universal Application and Universal Self-Sufficiency Matrix that was utilized by all CoC providers. After the first year of utilizing these assessment tools, it was determined these tools were not effective in establishing the most appropriate housing placements nor were they effective in prioritizing the individuals in most need of services. After researching various assessment tools, the CoC determined that the Service Prioritization Decision Assistance Tool (SPDAT) would be the most effective in prioritizing service needs. The Homeless Resource Center staff tested the SPADT as part of their intake services and determined that the SPADT was effective in determining appropriate placement and service prioritization. The CoC adopted the SPADT Tool in November 2013 and training on the utilization of the tool began in January 2014.

### **3. Identify the process for making sub-awards and describe how the ESG allocation available**

**to private nonprofit organizations (including community and faith-based organizations).**

- The HHA's Executive Committee met on March 17, 2014 to discuss and vote on the funding priorities for ESG. Emergency shelter for families with children and transitions housing for single men were established as priorities. These priorities were reviewed at the next HHA meeting on April 14, 2014 and the decision was ratified by the HHA membership. The priorities were included in the Notification to the Public of Funding Availability (NOFA).
- On March 31, 2014 the Palm Beach County Division of Human and Veterans Services posted a NOFA on its and DES's websites to solicit ESG applications. The NOFA was also posted on the Homeless and Housing Alliance (HHA) website, and an email blast was sent out to all entities on the HHA listserv. Social media was also used to announce the NOFA on the CoC's Twitter and Facebook page.
- The NOFA stated the application deadline was 12:00pm, April 18, 2014. The Notice and the application listed a Division of Human Services staff member, who was available by phone to provide technical assistance to applicants. The notice also identified ADA special need requirements.
- A Technical Assistance Meeting was held on April 4, 2014 for all interested applicants.
- The ESG application was designed to gather information regarding the details of the proposed project. This included the Project Narrative, Project Goals and Objectives and the Budget Proposal. The application was also designed to measure the applicant's involvement with the local HHA by providing attendance records for meetings, subcommittees and participation in HMIS. Additionally, the application was designed to gather information regarding the financial and organizational capacity of the agency applying for funding through Monitoring Reports, Financial Audits and a Project Narrative.
- The evaluation tool for the application was based on the specified requirements in the application. The application contained five sections: Eligible Categories and Activities, Project Narrative, Project Goals and Objectives, Site control and Budget Proposal. Additionally, the application includes four additional documents that have to be submitted: Financial Audit, Monitoring Report, CMIS (HMIS) Report Card, and a HHA Member in Good Standing Verification. All components were assigned a point scale which the reviewers used for their determination based on the information provided by the applicant.
- The evaluation of the applications received was conducted in three steps: First, the Human Services staff reviewed each application for Fatal Flaws. Second, a Non-Conflict Grant Review Committee was established that was comprised of five (5) individuals who were not affiliated with an agency that had applied for funding and were individuals who have some knowledge of local homeless issues (one member of the committee was formerly homeless). Committee members were provided copies of each of the seven (7) ESG proposals and a scoring guide sheet to use for each application. The members were instructed to read all of the applications and be prepared to score the applications at the Public Meeting held on May 5, 2014. At the May 5<sup>th</sup> meeting, a committee member led the discussion of each application and asked for each reviewer's score. After each application was scored, they were then ranked per the given score and funding recommendations were considered.

During the recommendation session, the Committee considered in part the score given and the previous funding amount, if funded, to determine a recommended allocation for each agency. The role of County staff was to provide technical assistance and administrative support, including running an Excel spreadsheet that was projected for the reviewers and the audience to see.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

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

**5. Describe performance standards for evaluating ESG.**

The ESG Scoring Guide chart was developed in part from the process that the HHA used to rank and review Supportive Housing Program (SHP) renewal applications. This process was used because HHA members are familiar with the process and it has been approved by the HHA as a way to rank renewal projects. Applications were scored as follows: Eligible Categories & Activities (5pts.), Project Narrative (25pts.), Project Goals & Objectives (15pts.), Site Control (5pts.), Budget Proposal (20pts.), Financial Audit (5pts.), Monitoring Reports (15pts.), CMIS (HMIS) Data Completeness Report Card (10pts.), and Homeless and Housing Alliance Sub Committee participation (10pts.). The largest amount of points was assigned to Project Narrative, Project Goals, and Budget Proposal because those sections include the details of the proposal, and the feasibility and capacity of an agency to carry out proposed activities. The other sections, Financial Audit, Monitoring Report, CMIS, and HHA Sub Committee participation were assigned points as those section include financial capacity, the agencies past experience in handling funding from various sources, and awarded points to agencies that participate in the Continuum of Care and are members of good standing in the HHA.

**6. Emergency Solutions Funding Recommendations**

The following table shows the funding recommendations made by the Homeless and Housing Alliance Executive Committee, which was tasked by the PBC Department of Community Services, Division of Human Services to recommend the distribution of FY 2014-2015 ESG funds to non-profit entities. Additionally, \$50,000 was set-aside for funding of CMIS, and \$35,900 was allocated for program administration.

**FY 2014-2015 EMERGENCY SOLUTIONS GRANT FUNDING RECOMMENDATIONS**

Agency	Recommended Funding			Beneficiaries (Individuals)			
	Emergency Shelter (ES)	Rapid Re-housing (RRH)	Homeless Prevention (HP)	ES	RRH	HP	TOTAL
Aid to Victims of Domestic Abuse	\$45,248.50			260			260
Adopt A Family		\$31,571			24		24
Children's Home Society	\$30,919.50			20			20
Catholic Charities			\$34,000			70	70
Salvation Army	\$165,248.50			120			120
YWCA	\$45,788.50			480			480
Farmworkers Coordinating Council			\$40,000			125	125
<b>TOTAL</b>	<b>\$287,205</b>	<b>\$31,571</b>	<b>\$74,000</b>	<b>880</b>	<b>24</b>	<b>195</b>	<b>1,099</b>

**Table 12 – Emergency Solutions Grant (ESG) Program FY 2014-2015 Funding Recommendations**

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220 (I)(2)**

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

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

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

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 lease with option to buy utilizing HOME or HOME-match funds, must be used as the principal residence of the homebuyer. Upon the sale, transfer, conveyance or alienation of any part or all of the property within fifteen (15) years, twenty (20) years (for new construction), 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 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 and payable in full.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (see 24 CFR 92.254(a)(4)) are as follows:**

Palm Beach County's Department of Economic Sustainability (DES) utilizes the recapture provision for the first-time homebuyer's programs, if the dwelling does not maintain compliance with residency and other provisions of the mortgage and promissory note. The loan is a tiered amortization depending upon the funding amount and strategy. The recaptured funding is used to finance another income eligible household.

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

Palm Beach County will use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME and/or other Federal funding. Pursuant to 24 CFR

part 91, refinance guidelines include cost reasonableness per unit, management capacity and best practices, market analysis and feasibility, long-term viability, purpose of refinance i.e. restoration, creation and/or maintenance, minimum affordability of 15 years (longer at the discretion of the County), and other compensating factors consistent with the County's affordable and workforce housing statutes.

### **HOME Program Description**

The HOME Program was created by the 1990 Cranston-Gonzalez National Affordable Housing Act. The program's intent is to strengthen public/private partnerships by providing funds to eligible participating jurisdictions (PJs) for the provision of affordable housing opportunities to low and very low income households.

Palm Beach County's FY 2014-2015 HOME entitlement amount is \$1,749,997. The Federal regulations governing the HOME Program allow for a maximum of 10% of HOME Program allocation to be spent on program administration and planning activities; at least 15% of the funds must be spent on CHDO administered activities; and 5% of the funds may be awarded to CHDOs to cover their administrative costs. The HOME Program regulations require each participating jurisdiction to provide, as a matching contribution, not less than 25% of the funds drawn from its HOME Investment Trust Fund Treasury account for certain activities. During FY 2014-2015, the required match of \$371,875 will be provided from State Housing Initiatives Partnership (SHIP) Program funding. The specific amounts which Palm Beach County will set aside to fund eligible costs under the HOME Program are outlined below:

- *Community Housing Development Organization (CHDO) Set-Aside Program*: \$262,500 representing 15% of the overall HOME Program allocation and \$40,000 designated for activity delivery costs, for a total of \$302,500. Funding will be used for the development, acquisition and/or rehabilitation of multifamily rental housing and existing single family housing for first time homebuyers;
- *CHDO Operating Expenses*: \$87,500 representing 5% of the overall HOME Program allocation;
- *Rental Development Program*: \$794,998 for loan assistance and \$40,000 for activity delivery costs, for a total of \$834,998. Funding will be used to create permanent rental housing through the new construction or acquisition and/or rehabilitation of multifamily housing;
- *Homeless Prevention/Intervention (Tenant Based Rental Assistance)*: \$250,000 for financial assistance and \$10,000 for activity delivery costs, for a total of 260,000. Funding will be allocated for homeless prevention/intervention and will be administered/overseen by Palm Beach County's Community Services Department, Division of Human and Veterans' Services;
- *CHDO Administered Homeownership Program*: \$90,000 for activity delivery costs related to on-going CHDO homeownership activities. Activities to be performed by DES staff include construction oversight (including review and monitoring of Davis-Bacon and Section 3 compliance; review of draw requests and ongoing inspection of construction progress; income qualification of prospective homebuyers; inspection and approval of closing documents; and
- *DES Program Administration and Planning*: \$174,999 representing 10% of the total allocation.

The Table below shows that approximately 41 households will benefit from the programs that are slated for implementation under the HOME Program. A total of 30 affordable rental/homeownership housing units will be assisted and 11 households will be provided with Tenant Based Rental Assistance.

Activity	Funding	# of Units /Households Assisted
Program Administration and Planning	\$174,999	n/a
CHDO Set-Aside Program	\$302,500	2 units
CHDO Set-Aside Program Operating Expenses	\$87,500	n/a
Developer Rental Program	\$834,998	Developer (multifamily; single family) Minimum of 19 units
CHDO Administered Homeownership Program	\$90,000	9
Tenant Based Rental Assistance	\$260,000	11 households
Total	\$1,749,997	41

**Table 13 – HOME Program Allocation**

Matching Contributions

This required 25% minimum contribution is required only for certain activities. For Palm Beach County, during FY 2014-2015, the required match will be at least \$371,875 and will be applicable to the following programs: the CHDO Set-Aside Program, the Developer Rental Program, and the Tenant Based Rental Assistance Program. It is proposed to provide this match from SHIP funds.

Proposed HOME Projects

The projects proposed for funding under the HOME Program are described in more detail under AP-35 Projects.

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 Set-Aside Activities	Rehabilitation of existing single family housing or new construction of single-family housing; development and rehabilitation of multi-family rental housing.	Potential Homeowners: High, Medium
Developer Rental Program	Loan assistance program to create permanent rental housing.	Potential Renters: High, Medium

HOME Program	Activity Type	Priorities Addressed
CHDO Administered Homeownership Program	Activity delivery costs associated with construction oversight, homebuyer eligibility determinations, and closing inspections/approvals for nine (9) single-family housing units to be sold to eligible beneficiaries.	Potential Homeowners: High, Medium
Tenant Based Rental Assistance	Funding allocated for homeless prevention/intervention; to be administered/overseen by the County.	Potential Renters: High, Medium

**Table 14 – HOME Program Priorities Addressed**

### **Affirmative Marketing Policy and Procedure**

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

In order to carry out the policies and procedures of DES'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 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:
  - Mobile Home Communities
  - Churches and other related organizations;
  - Community organizations;
  - Fair housing groups;
  - Housing counseling agencies;
  - Agencies for the disabled;
  - Employment centers;
  - Social Media
  - Local Public Housing Authorities (PHAs) or other similar agencies.

- Program participants must also utilize, 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.
- Housing developers and sub-recipients will be required to keep records describing actions taken to affirmatively market housing units funded through DES programs. Palm Beach County DES will keep records of efforts to affirmatively market units.
- 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 may 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.
- 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 funding recipients, to ensure the smooth implementation of these and other program requirements.

### **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 Five Year Plan approved by U.S. HUD.

In order to comply with Executive Order 11246, Palm Beach County deliberately notifies the Offerors or Bidders of the “Equal Opportunity Clause” and the “Standard Federal Equal Employment Specification,” and the goals and timetables for minority and female participation, expressed in percentage terms for the Contractor’s aggregate workforce in each trade on all construction work in the covered area. The goals 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

**Table 15– Minority and Female Participation**

The goals are applicable to all construction work covered by the federally-assisted contract. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographic area where the work is actually performed.

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.

### **Rental Market Analysis Palm Beach County**

This analysis is being performed to satisfy the Consolidated Planning requirement that in order to use HOME Program funds to support a Tenant-Based Rental Assistance (TBRA) Program, an analysis of the jurisdiction’s housing market must be included in the Action Plan. For FY 2014-15 Palm Beach County proposes to set-aside HOME funds for the operation of a TBRA program targeting families who are very low income, especially the homeless. Source information for the analysis outlined below were from a rental housing study of Palm Beach and Martin County, conducted by the Metropolitan Center of Florida International University; the Shimberg Center, City Data.com; Census.gov; and PBC Point-in-Time Homeless Count.

According to the Shimberg Center, in 2010 there were 537,753 households in Palm Beach County of which 138,298 (26%) were renters. Among all renters, 80,721 (58.4%) had income which was at or below 80% of the median household income for Palm Beach County and of these, 61% (49,468) had housing cost burden which exceeded 30 percent of their income. Approximately 48,565 households or 35% of all households had income which was below 50% of the AMI for the County. Of these, 71% had housing cost burden which exceeded 30% of their gross income, and 61% had housing cost burden which exceeded 50% of their income. Those +50% AMI households with cost burden of greater than 50% numbered 16,742. These households, along with the County’s estimated 1,312 homeless households needs assistance to retain occupancy of their existing rental homes or, to move into and maintain occupancy of rental units.

For 2015, the Shimberg Center estimates that the number of households living in Palm Beach County will increase by 28,025 to 565,773 and the number of renters by 10,532 to 148,830. The number of renters with income at or below 80.0% of AMI is targeted to increase by 3,496 to 84,217 of which 61.0% (51,663) are expected to have rental cost burden of greater than 30 percent. Approximately 50,847 households are expected to have income below 50% of AMI. Of these 37,072 (73.0%) will have housing cost burden greater than 30%, and 24,699 will have housing cost burden greater than 50%.

An analysis of the Palm Beach County Median income for the period 2009 to 2014 showed income declining by 4.0% over the period (\$66,000 to \$63,300). Fair Market Rents also declined (see table below) but the number of persons in the 0-50% income group experiencing housing cost burden and severe cost burden remains extraordinarily high. This trend is expected to continue resulting in additional families falling into homelessness, and making it almost impossible for members of the current homeless population to escape their plight. Furthermore, the trend of declining rental rates has ended as the economy now grows stronger and demand increases.

While rental housing is generally available in Palm Beach County (+5% vacancy rate), the supply of affordable units is inadequate. Yet rentals remain the principal source of housing for low- and moderate-income households. In the period before the recession, Palm Beach County's supply of rental units declined as some 16,000 units were converted to condominium units and sold. Ironically, during the recession, many homeowners lost their homes in foreclosures and became renters thereby increasing the demand rental units. This increased demand occurred against the backdrop of a reduction in the number of rental units. By providing rental assistance and other self-sufficiency programs the County is seeking to maintain the downward trend in the number of homeless families observed across the results of the last three homeless surveys. The homeless population which stood at 1,780 in 2009 declined 1,312 in 2013. Despite this 26% decrease, housing alternatives centering on additional rental units coupled with a self sufficiency program must be provided.

**PBC Demographics and Rental Rates**

Year	PBC Median Income	# H/H		Homeless (count done biennially)	Fair Market Rent				
		Total	Renter		Efficiency	1-BR	2-BR	3-BR	4-BR
2009	\$66,000	537,862	138,289	1,780	\$936	\$1096	\$1294	\$1830	\$1885
2010	\$67,600	537,793	138,298		\$910	\$1066	\$1259	\$1780	\$1834
2011	\$67,600	522,000	154,000	1,731	\$944	\$1106	\$1306	\$1847	\$1903
2012	\$63,300	n/a	155,734		\$823	\$964	\$1138	\$1609	\$1658
2013	\$64,100	n/a	n/a	1,312	\$738	\$947	\$1183	\$1597	\$1907
2014	\$63,300	n/a	n/a		\$750	\$962	\$1202	\$1623	\$1938

Year	PBC Median Income	# H/H		Homeless (count done biennially)	Fair Market Rent				
					Efficiency	1-BR	2-BR	3-BR	4-BR
2015	n/a	565,778	143,830						

**Table 16 – PBC Demographics and Rental Rates**

**Analysis of Rental Cost Burden (2010 and 2015)  
0-30% and 30-50% income Groups**

Year	HH Income (%AMI)	Cost Burden	#HH	% of Total 0-30 AMI HH
2010	0-30	30.1-50%	2,730	10.0
	0-30	+50%	16,742	61.7
<b>Total Cost Burden and Severe Cost Burden Households</b>			<b>19,472</b>	<b>71.7</b>
2010	30.1-50%	30.1-50%	9,120	42.6
	30.1-50%	+50%	6,841	31.9
<b>Total Cost Burden and Severe Cost Burden Households</b>			<b>15,961</b>	<b>74.5</b>
2015 Projected	0-30	30.1-50%	2,869	10.1
	0-30	+50%	17,539	61.6
<b>Total Cost Burden and Severe Cost Burden Households</b>			<b>20,408</b>	<b>71.7</b>
2015 Projected	30.1-50%	30.1-50%	9,504	42.4
	30.1-50%	+50%	7,160	32.0
<b>Total Cost Burden and Severe Cost Burden Households</b>			<b>16,664</b>	<b>74.4</b>

**Table 17 – Analysis of Rental Cost Burden**



**APPENDIX 1 - CERTIFICATIONS**



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**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.

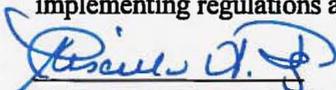
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

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

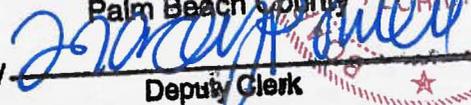
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Date

Priscilla A. Taylor, Mayor

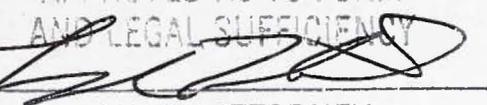
Title

Sharon R. Bock, Clerk & Comptroller  
Palm Beach County

By   
Deputy Clerk



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
COUNTY ATTORNEY



## **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) FY 2014-2015, FY 2015-2016, & FY 2016-2017, 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.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

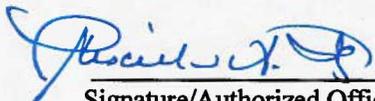
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

- 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.

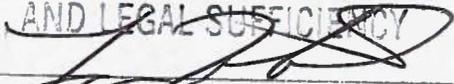
  
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 Signature/Authorized Official

JUL 22 2014

\_\_\_\_\_  
Date

Priscilla A. Taylor, Mayor  
Title

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

  
 \_\_\_\_\_  
 COUNTY ATTORNEY

Sharon R. Bock, Clerk & Comptroller  
 Palm Beach County  
 By   
 \_\_\_\_\_  
 Deputy Clerk



R 2014 1083

**Specific HOME Certifications**

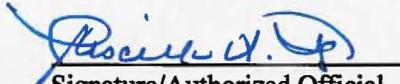
The HOME participating jurisdiction certifies that:

**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.

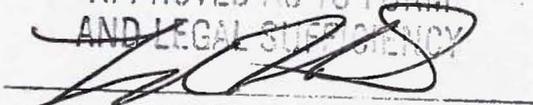
**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**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

JUL 22 2014  
Date

Priscilla A. Taylor, Mayor  
Title

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
  
COUNTY ATTORNEY

Sharon R. Bock, Clerk & Comptroller  
Palm Beach County  
By   
Deputy Clerk





R2014-1083  
ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

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

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

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

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

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

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

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

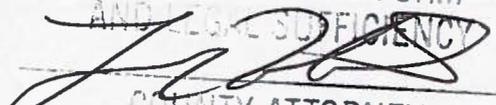
R2014-1083

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
Signature/Authorized Official

JUL 22 2014  
Date

Priscilla A. Taylor, Mayor  
Title

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
  
COUNTY ATTORNEY

Sharon R. Bock, Clerk & Comptroller  
Palm Beach County  
By   
Deputy Clerk



## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING:**

#### **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.



## **APPENDIX II – CITIZEN PARTICPATION COMMENTS**

Following is a summary of meetings held by DES, Community Services, and the BCC as they relate to the FY 2014-2015 Action Plan.

### **Eastern and Western County Regional Meetings**

#### **a) Eastern County Meeting**

Date: Wednesday, March 5, 2014  
Time: 10:30 A.M.  
Location: 100 Australian Avenue, West Palm Beach, FL 33406

#### **b) Western County Meeting**

Date: Thursday, March 6, 2014  
Time: 10:30 A.M.  
Location: Belle Glade Civic Center, 725 NW 4<sup>th</sup> Street, Belle Glade, FL 33430

Carlos Serrano, Director of Operations for the Department of Economic Sustainability addressed the audience and stated the meeting is being held to present information and to receive public input on the Community Development Block Grant (CDBG), HOME Investments Partnerships (HOME), and Emergency Solutions Grant Programs (ESG) for the fiscal year that runs from October 1, 2014 through September 30, 2015. The County receives federal grant funds each year and as part of planning process to determine the use of these funds the County undertakes a Public Participation process, which includes a series of public meetings culminating with the proposed plan to be presented before the Board of County Commissioners at a public hearing in July 2014.

The Action Plan is required to be submitted each year by HUD. The Plan outlines how the grant funds for the 3 programs CDBG, HOME and ESG will be utilized. Mr. Serrano presented a review of these 3 programs and also summarized the County's accomplishments over the last 5 years. Mr. Serrano urged the public for their input after the presentation on community needs in regards to housing, community and economic development.

Claudia Tuck, Director of Human and Veteran Services reported on the ESG program which was reauthorized by HUD under the HEARTH Act. She emphasized the requirement for communities to closely involve the ESG program with the Homeless Continuum of Care.

The attendees were presented with a copy of the slide presentation from which the presenter spoke.

### **Public Questions and Responses (Eastern Meeting)**

#### **Question 1: Barbara Susco, Taxpayer**

Can you explain the \$19,770 which was provided to 211 Palm Beach/Treasure Coast and does it include both Palm Beach County and Martin County?

**Response: Claudia Tuck/Carlos Serrano**

211 is the lead agency for PBC for our homeless management information system. 211 maintains the database and the partial funding they receive from HUD, is a match in dollars to help execute the program. Locally our 211 covers both Palm Beach and Martin County but our homeless continuum of care is specific only to Palm Beach County.

**Comments: Cindee LaCourse-Blum, Community Land Trust of PBC**

We request that during the next CHDO RFP, those applicants that are considered developers be allowed to charge developer fees to help sustain their organization. Secondly, we request that nonprofit organizations be able to apply for funding to do public infrastructure in unincorporated PBC rather than all funding going toward County initiated projects.

**Question 2: Joan Kieffer, Adopt A Family**

Does Homeless Prevention or ESG target the funding for the 30% below AMI for prevention?

**Response: Claudia Tuck**

HUD establishes the targets for prevention.

**Question 3: Tammy Anderson, Urban League of Palm Beach County**

You indicated the downward trend of CDBG funding, with the exception of last year, in following the trend, due to the great needs identified in the PBC Consolidated plan in all areas, has there been an investigation attempt to find other funding sources?

**Response: Carlos Serrano**

Yes, we are always looking at new grant sources to diversify from the traditional HUD funding. For example, to support economic development in the County we obtained a \$1 million grant from the USDA Intermediary Lending program to provide financing to businesses located in the rural areas of the County and we are requesting for an authorization to reapply to the Board on March 15, 2014. We recently submitted an application to receive funding from the Federal Home Loan Bank of Atlanta for development of Housing; we currently have a Brownfield's program through a grant from the Environmental Protection Agency; and we are seeking funding from the Economic Development Administration. We are always looking for additional resources whether it's for housing needs, community or economic development.

**Question 4: Tammy Anderson, Urban League of Palm Beach County**

Curious to know about the breakdown of 8093 jobs created over the last 5 years, are they in any given area or spread throughout the County? Do you have any details in regards to those jobs?

**Response: Carlos Serrano**

I can provide details after the meeting on which programs the jobs are associated. Not all of the programs have geographic specific requirement information. Certain programs may be targeted to specific geographic areas for example, the USDA targets rural areas, State Enterprise zone program targets communities designated as enterprise zones, other programs' focus are throughout the county, for instance, the Section 108 loan program and Industrial Revenue Bonds.

**Question 5: Tammy Anderson, Urban League of Palm Beach County**

Are any of the economic development programs targeted toward lower income populations?

**Response: Carlos Serrano**

They are not specifically to provide financing for lower income persons to start a business. Though they can be, they are not limited. More so, the jobs to be created by businesses are targeted and they are

marketed through Work Force Resources. For economic development activities associated with the CDBG program, a percentage of jobs have to be made available to low to moderate income persons.

**Question 6: Tammy Anderson, Urban League of Palm Beach County**

What is the success rate of the economic development grants in achieving their goals, particularly their low to moderate income goals?

**Response: Carlos Serrano**

In the past 5 year period, all of the projects that we have been financing through CDBG Section 108 Loan program or directly with CDBG assistance have been meeting the contractual and job goals. HUD requires you to create 1 job for every \$35,000 grant funds invested, which is also the County standard. The Section 108 program funded with CDBG activities the standard is 1 job for every \$15,000.

**Question 7: Elsa Gibbons MRAC-DCA**

Will you have another RFP for this type of program? Is this a continuation grant?

**Response: Carlos Serrano**

Are you referring to the HOME funds? We do not have a current RFP for HOME funds, funds will be made available through an competitive RFP process during FY 2014-2015. The entities funded will be based upon the Board's direction to either fund Community Housing Development Organizations (CHDO's), Community Development Corporations (CDC's) or rental development projects. HOME funds are not awarded on a continual basis for a previous recipient.

**Question 8: Kathy Serock, Children's Home Society of Florida**

Is that also true for CDBG, that an RFP is not coming out until you know what you will be receiving from HUD?

**Response: Carlos Serrano**

With the Public Service money of CDBG, this current year, the board directed us not to do an RFP, but continue to provide funds to the same agencies which we currently had agreements with. HUD allows up to 15% of the CDBG spent to be set aside for Public Services, the BCC directed that 75% of this number be used to support the Lewis Center and the other 25% be awarded to existing nonprofit social service providers to sustain current services. We don't know what the Board is going to decide this year at the BCC workshop on April 15.

**Question 9: Kathy Serock, Children's Home Society of Florida**

Do you foresee in the near future of using online applications instead of paper applications?

**Response: Carlos Serrano**

We will be continuing with paper at this time. We are not in a position to establish online application software.

**Question 10: Kenesha Wood from Real Estate Education and Community Housing (REACH)**

What are the housing costs depicted on the handout and who are the agencies that are funded?

**Response: Carlos Serrano**

If you give me or other staff your contact information, we can get that information to you.

**Question 11: Barbara Susco, Taxpayer**

Who determines what is going to be demolished, who determines what is blighted?

**Response: Carlos Serrano**

There are different definitions by each municipality on what constitutes a slum or blight property. It is a local municipal code designation. With our demolition program, we are only demolishing property that we have owner legal consent.

**Question 12: Barbara Susco, Taxpayer**

Who actually does the selecting of properties to be demolished, is there a certain panel or planning department in each municipality? How about in the unincorporated area?

**Response: Carlos Serrano**

Most municipalities have a code enforcement board, but I am not certain whether the identification comes directly from them. As far as the unincorporated areas, we get cases forwarded to us by the building division of PBC, code enforcement section.

**Question 13: Joel Hatcher, West Palm Beach Housing Authority**

You mentioned there are 30 municipalities that have inter-local agreements with the County, do they put together a plan that targets the areas they would like to use funds, is this the current procedure?

**Response: Carlos Serrano**

The process begins every 5 years, in this upcoming FY15-16 we will request from the municipalities we have inter-local agreements with to identify potential target areas within their boundaries and submit them to the County for review. The County researches the potential target areas in order to approve the requests, and the areas become part of the 5 year Consolidated Plan and geographic strategy.

**Recommendation: Greg Rydman, Executive Committee, Homeless and Housing Alliance (HHA)**

Read a letter into record for recommendation from the HHA addressing the Department of Economic Sustainability. (Letter submitted for record, dated February 28, 2014 and is attached)

**Question 14: Tammy Anderson, Urban League of Palm Beach County**

Is the home buyer assistance program tenant based or is it rental assistance, can you explain?

**Response: Carlos Serrano**

Home buyer assistance program will be direct assistance to lower income families/households that are purchasing a home for owner occupancy. What Mr. Rydman was making reference to would be classified as tenant based rental assistance utilizing HOME funds as a direct subsidy for ex. provide a security deposit on an apartment, first and last month rent, or temporary monthly rental assistance. That is not being done at this time, but was previously indicated under the HPRP program funded under HUD's stimulus programs and a large pool of funds were made available.

**Question 15: Elsa Gibbons MRAC-DCA**

Do the beneficiaries under the Homeownership program have to be first time home buyers?

**Response: Carlos Serrano**

Not in all circumstances do you have to be a first time homebuyer. They cannot currently own a home.

**Question 16: Elsa Gibbons MRAC-DCA**

For the funding that goes to municipalities, who does the funding go to at the municipalities?

**Response: Carlos Serrano**

During the planning process, the municipalities identify how they want to use the funds, for instance, improvements for infrastructure projects like parks, roadway or drainage work in lower income areas. A lot of the infrastructure funding goes to improvements in these lower income areas.

**Question 17: Pat Tracey, from Real Estate Education and Community Housing (REACH)**

The handout shows \$25,000 for projected program income from the CDBG program from the CDBG program, where does the income show for the first mortgages the County is holding?

**Response: Carlos Serrano**

No first mortgages are done with CDBG funding. The mortgage program we currently have used Neighborhood Stabilization Program dollars and a limited amount with the HOME program. The Action Plan strictly covers the programs CDBG, HOME, and ESG, not NSP.

**Question 18: Joel Hatcher, West Palm Beach Housing Authority (WPBHA)**

Does the County have any inter-local agreements with other government entities other than municipalities?

**Response: Carlos Serrano**

Yes, we have inter-local agreements not related to the grant programs; as related to the grant program, no. The inter-local agreements mentioned are specific to the municipalities participation in the CDBG and HOME program. There is only 1 inter-local required with a municipality to cover the grant funding sources and that cover a 3 year period.

**Question 19: Michael McManaman, West Palm Beach Housing Authority**

So, not all of your inter-local agreements with municipalities receive an annual allocation?

**Response: Carlos Serrano**

Currently, 23 out of the 30 municipalities do not have target areas and as a result we do not automatically provide an annual allocation.

**Question 20: Tammy Anderson, Urban League of Palm Beach County**

Over the 5 year period, how much funding annually went to the Home Buyer Assistance program in the 3 areas of allocation? Has there been a trend?

**Response: Carlos Serrano**

Over the 5 year period, the funding has always been consistent CHDO 20% (15% activity funding is set aside and 5% towards operating costs). The first 3 years allocation has predominantly has been allocated to the Home buyer assistance program and the last 2 years was directed towards rental assistance.

**Question 21: Tammy Anderson, Urban League of Palm Beach County**

Is funding to the rental development program from a new allocation? Are they in the form of grants, loans or a combination and are they performing loans?

**Response: Carlos Serrano**

Yes, the rental program is a new allocation. They are loans to developers of affordable rental housing and they are performing loans.

**Question 22: Tammy Anderson, Urban League of Palm Beach County**

Is the funding allocated to the Home Buyer Assistance program also in the form of loans?

**Response: Carlos Serrano**

Not all of it. Some don't get repaid unless the homebuyer violates some term of the award. Others are in the form of 1<sup>st</sup> mortgage, and is a hard pay whereby the home buyer repays on a monthly basis.

**Question 23: Tammy Anderson, Urban League of Palm Beach County**

In all of money the County has allocated in those 2 areas, are they performing assets?

**Response: Carlos Serrano**

Yes

**Question 24: Tammy Anderson, Urban League of Palm Beach County**

In the area of CHDO activity, you stated there are 8 CHDO's, are they all active and how does the allocation breakdown?

**Response: Carlos Serrano**

Yes, they are active CHDO's and will provide more details after this meeting.

**Comment: Allan Schnier, Realtex**

In regards to the repayment of HOME funds, the County needs to look at them in a more objective manner and be consistent with other funding sources. Also, possibly to considering tax credits, seeking investors with a different scope or even other public entities and to consider a workshop of HOME funds that become available to discuss some of the Counties current plan.

**Comment: Barbera Susco, Taxpayer**

It appears that the Parks and Recreation Department, just can't buy enough land or build enough recreational facilities. They need to devote their time to drainage and addressing needs, instead of wants. We have far too much public land and all of this land has to be maintained and that's what makes our taxes go up. I would appreciate that they would cut back on Parks and Recreation.

**Questions and Responses (Western Meeting):**

**Question 1: Joseph Glucksman – McCurdy Senior Housing**

Mr. Glucksman asked what special considerations are the County providing for applications that come from the Glades?

**Response: Carlos Serrano**

The Glades municipalities are assured of their annual CDBG entitlement to be used on eligible activities which meet a national objective. In regards to the HOME program, last year the Board directed us to fund a Rental Development Program. An RFP was conducted for this program and there were additional points awarded to projects that were located in the Glades area of the County. For this year the Board's decisions on a funding strategy will occur at a Board workshop scheduled for April 15, 2014. In regards to the ESG program, there are no geographic preferences. The ESG priorities are established by the HHA each year.

**Question 2: Mr. Glucksman**

Is there is a timeline on when the RFP's will be going out this year for the ESG and CDBG funds

**Response: Carlos Serrano and Jo Miller**

Community Services will be issuing the RFP by the end of the month for ESG. In regards to CDBG, municipal partners and other County departments have been requested to submit projects for review. Disbursement of Public Services funding relies on the direction of the Board of County Commissioners during the upcoming workshop scheduled for April 15, 2014. Last year, under Public Services 75% was allotted towards the Lewis Center and the remaining 25%, nearly \$200,000, went towards existing nonprofit partners that had been funded in prior years. At the April 15<sup>th</sup> meeting the Board will direct DES to either - continue to provide funding to the Lewis Center and funding to the existing non-profit social service providers per the same families as FY 2013-2014 or we could be directed to do something else.

**Comment 1: Ms. Erica Washington, City of Pahokee**

Housing is always a need in the City of Pahokee. With all the demolition activity that has occurred, there are several parcels of land that are available to be developed, especially to provide rental units.

**Question 3: Mr. Wesley Harewood – Second Start, Inc.**

We are looking to possibly develop an emergency shelter for the homeless in the Glades, using a similar model as the Lord’s Place. Where on the priority list would an emergency shelter fall since the Glades currently does not have one?

**Response: Carlos Serrano**

Palm Beach County does not have a geographic priority list. The Emergency Solutions Grant funding is the most appropriate program to solicit funding for this type of activity, however funding to emergency shelters is not an ESG priority. Also, HOME funds cannot be used for this activity.

**Palm Beach County Board of County Commissioners Workshop**

Date: April 15, 2014  
Time: 9:00a.m.  
Location: PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

The purpose of this public workshop meeting by the Board of County Commissioners (BCC) was to review the County’s accomplishments under the CDBG, ESG and HOME Programs, discuss staff recommendations on strategies to be adopted for the FY 2014-2015 Action Plan and to receive BCC direction on the recommendation. DES Director Edward Lowery explained that the Action Plan was a consolidated application to HUD for CDBG, HOME and ESG funds in which uses of funds and recipients are identified.

DES requested the BCC to approve staff recommendations of CDBG funding allocations for the following six (6) strategies: 1) Housing Demolition in the amount of \$500,000; 2) Economic Development in the amount of \$683,376; 3) County-initiated Capital Projects in the amount of \$1,557,192; 4) Local Entitlement Municipalities in the amount of \$749,882; 5) Special Area of Hope Allocation in the amount of \$322,291; and 6) Public Services in the amount of \$879,862.

Staff recommends HOME funding for the following three (3) strategies: 1) Rural Development in the amount of \$794,998; 2) Homeless Prevention/Intervention in the amount of \$250,000; and Community Housing Development Organization Activities in the amount of \$350,000. A competitive ESG allocation process will be administered by the Department of Community Services.

Funding allocations for all three (3) Programs will be contained in the Action Plan for Fiscal Year 2014-2015 and presented to the Board of County Commissioners for approval at a Public Hearing on July 22, 2014. Two (2) public meetings to obtain citizen input were held in the eastern and western regions of the County on March 5 and 6 2014.

**Public Comments - BCC Workshop April 15, 2014:**

- Kasha Owers, United Way of Palm Beach County; On behalf of the Homeless and Housing

Alliance as an Executive Committee member expressed support of staff recommendations for both the HOME and ESG funding allocations. Recommendations that are forthcoming from the HHA include an alignment with the strategic plan to end homelessness. Completing statistical analysis of the current needs is an objective of the program. On behalf of the HHA she thanked the BCC and staff for their continued support of homeless individuals in Palm Beach County.

- Pamela Stewart, President and CEO of Paragon Foundation of Florida requested that the BCC consider her organization for funding under the economic development allocation from CDBG. Mrs. Stewart's stated reasons why her company should be considered for the allocations: 1) Paragon is a certified development financial institution recognized by the US dept of treasury as an financial organization that not only can provide small business loans but to help revitalize and redevelop our communities and has been in existence for 6 years. 2) Paragon is a SPAILP intermediary and provides loans to small businesses varying from \$10k to \$200k. The focus is primarily on individuals and businesses that originate from low to moderate income communities. 3) Provided over \$1 million dollars in financial assistance to individuals and businesses, created 150 jobs, and provided training and counseling services to over 4500 individuals in Palm Beach County. 4) Actively involved with the Office of Small Business Assistance and serves as a participant on their advisory board.

Paragon currently receives federal support from the Department of Treasury, but securing local support is one of the requirements to continue receiving federal funding.

- The Village of Palm Springs respectively requested that CDBG funds are directed towards target areas, especially those to be aggressively annexed in the next year (east and west of Military Trail, north of Lake Worth road). Also noted that a formal letter requesting any recaptured or unexpended funds to be redirected towards community improvement specifically sidewalks, sewer, code enforcement, park facilities and street lights. Also a request was made to become an entitlement community during the next open enrollment opportunity.

#### **Board Discussion and Directions- BCC Workshop April 15, 2014**

The discussions and directions resulted in the Board's unanimous approval of staff's proposed strategies and recommendations presented. The Board rejected the request by Pamela Stewart of Paragon Foundation of Florida to include the organization in the next economic development allocation of CDBG. Board members supported funding for housing demolition, economic development, County-initiated capital projects, the local entitlement municipalities, the Special Area of Hope allocations and related Public Services.

One Board member stated that there should be more collaboration between DES and Community Services as the need and rapid re-housing funding in the upcoming years becomes available to help the chronic homeless receive stable housing. Shannon LaRocque, Assistant County Administrator informed the Board that DES has integrated with the Department of Community Services and will be the lead County agency to oversee the program through the Homeless Advisory Board.

Vice Mayor Paulette Burdick expressed her concerns in working with a mobile home park community in

unincorporated Palm Beach County, where the land has been sold and all of the residents are being asked to relocate in compliance with the law. She stated funding is available for homeless prevention, but argued that she has been informed funding to help these individuals is not available. She expressly noted that this type of situation serves as an example of the funds targeted for homeless prevention should be used.

Shannon LaRocque, Assistant County Administrator assured Vice Mayor Burdick that the \$250,000 recommendation for tenant-based rental assistance is designed for this kind of occurrence and can be used for first, last, security deposit and monthly rental subsidies to assist.

**Non Conflict Grant Review Committee Meeting (ESG):**

Date: May 5, 2014  
Time: 1:00pm  
Location: 1440 Martin Luther King Boulevard, Riviera Beach, FL 33404

Purpose:

The Non Conflict Grant Review Committee consists of five (5) individuals whose sole purpose is to review the applications for ESG funding which were submitted in response to a NOFA published on March 31, 2014. All members are non-conflict in that neither they nor the organizations which they represent have applied for ESG funding. On May 5, 2014, the Committee met in a public meeting to review and rank the seven (7) applications received and to make funding recommendations. Prior to initiating discussions amongst the committee members to arrive at funding recommendations, Claudia Tuck, Human Services Director, solicited comments from the agencies that attended the meeting.

Public Input Received:

Alex Stevens of Catholic Charities and Greg Rydman and Pamela Berry of The Salvation Army, introduced themselves and their organizations.

Actions Taken:

The Committee deliberated amongst themselves, discussing each application individually and subsequently arrived at the following funding recommendations: Aid to Victims of Domestic Abuse - \$30,000; Catholic Charities - \$24,000; Children's Home Society - \$15,671; Farmworkers Coordinating Council - \$30,000; The Salvation Army - \$150,000; and The Young Women's Christian Association - \$30,540.

**Homeless and Housing Alliance Executive Committee Meeting (ESG):**

Date: May 19, 2014  
Time: 3:00pm  
Location: 1710 E. Tiffany Drive, West Palm Beach, FL 33407

**Purpose:**

At the meeting held on May 19, 2014, the Committee reviewed the funding recommendations made by the Non-Conflict Grant Review Committee. The Chairman solicited comments from the committee and ratified the recommendations.

**Actions Taken to Address Comments:**

After listening to all comments, the Committee discussed the funding recommendations and arrived at the following: Homeless Prevention - \$74,000; Emergency Shelter - \$287,205 (60% of the grant total); Rapid Re-housing - \$31,571; HMIS - \$50,000; and Program Administration - \$35,900 (7.5% of the grant total) for a grant total of \$478,676). If HUD later funds HMIS with CoC dollars, per the Committee recommendations, \$30,230 from HMIS will be reprogrammed to Rapid Re-housing resulting in Rapid Re-housing receiving \$61,801 and leaving HMIS with \$19,770 of ESG funds.

**Draft Action Plan Public Meetings (Eastern and Western)**

**a) Eastern Meeting**

Date: June 25, 2014  
Time: 2:00pm  
Location: 100 Australian Avenue, Room 1-470, West Palm Beach, FL 33406

**b) Western Meeting**

Date: June 26, 2014  
Time: 9:30am  
Location: Belle Glade Civic Center, 725 NW 4<sup>th</sup> Street, Belle Glade, FL 33430

The purpose of the meetings was to obtain public input on the FY 2014-2015 Palm Beach County Action Plan. At the meeting held on June 25, 2014, there were two attendees. The attendees were presented with a copy of a power point presentation which they reviewed and discussed with DES staff member, Carlos Serrano.

At the June 26, 2014 meeting, no members of the public attended the meeting.

**Public Questions/Comments**

**Question 1: Mac Bernard, Florida Affordable Housing, Inc. (FAHI)**

Regarding the HOME Program, can you confirm the total funding proposed for the developer rental activity, the methodology to be used to select agencies to which funding will be awarded and if the process used to select entities for funding will replicate the one used during FY 2013? Also what is the estimated timeline for soliciting applications and award funding, and will the City of Delray Beach be required to provide matching funding to an activity proposed to be undertaken within its geographical borders.

**Response: Carlos Serrano**

The HOME allocation for the Developer Rental Program is \$834,998 (\$794,998 plus \$40,000 for activity delivery). DES will utilize an RFP process to solicit proposals to be funded. The timeline for posting and evaluating the RFP has not been determined, but will be publicly advertised. The City of Delray Beach will be required to provide matching funds to any activity located in its borders which is proposed for funding.

**Question 2: Greg Rydman, Salvation Army**

211 Palm Beach/Treasure Coast is designated in the Draft Action Plan to receive funding but the proposed use of the funds are for the operation of the CMIS. Can the use of the funds by 211 Palm Beach/Treasure Coast be made more specific?

**Response: Carlos Serrano**

Yes, the Action Plan language will be changed to specify that funding to 211 Palm Beach/Treasure Coast is to be used for the operation of the CMIS.

**BCC Public Hearing**

Date: July 22, 2014  
Time: 9:00am  
Location: PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

The purpose of the hearing is to obtain BCC approval of the FY 2014-2015 Palm Beach County Action Plan and obtain any final public input on the Plan.

**Public Questions/Comments**

**Comment 1: Alex Larson**

Commenter stated that she hoped the Action Plan focuses on tightening up on County expenses. She also proposed that the County provide a suggestion box to allow the public to leave suggestions for the Board.

**Question 1: Priscilla Taylor, Mayor, Palm Beach County Board of County Commissioners**

The Mayor stated that she had been contacted by a few agencies, such as the Urban League and the Housing Authority, who felt that smaller agencies are being closed out of the process.

**Response: Shannon LaRocque, Assistant County Administrator**

The amount of funding for public service agencies was impacted by the Board's direction to provide 75% of the amount allocated to public services to the Human Resource Center. The Board had directed us to renew contracts with existing public service agencies, provided that they were meeting their deliverables. There is nearly \$600,000 being allocated to the Homeless Resource Center and \$200,000 to other agencies.

**Question 2: Priscilla Taylor**

The question from the Urban League made reference to housing funds going to bigger developers and not going to smaller agencies

**Response: Shannon LaRocque**

With respect to HOME money going to developers, these are selected through a competitive request for proposal and the Urban League is not prohibited from submitting an application.

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**Bid**

clined to comment.  
 The city commission awarded the contract Dec. 10 to International Enterprise Development, or IED, of Ocean Ridge. The contract called for the company to provide technical assistance and counseling to Delray residents starting and operating small businesses — called in the contract “microenterprises.” Most of the businesses would be in low-income areas.

In its bid for the contract, IED listed McCarthy as the program director. McCarthy served on the city commission from 2000 to 2004.  
 In documents filed with the city both in 2013 and 2014, McCarthy also is listed as the campaign manager for Gray. On three occasions, Gray’s office paid McCarthy \$500 for her services, according to Gray’s campaign spending reports.

When the microenterprise contract came up for a vote, Gray spoke briefly in support of awarding the contract to the firm McCarthy represents and voted for that award without divulging her political connection to McCarthy.

**McCarthy denies role**  
 McCarthy on Wednesday denied that she was the program director for the microenterprise project and when asked how her name and that title were listed on the official bid by the company she said, “I don’t know.”

But on the firm’s website she is listed as the training director... responsible for providing business training for clients in the Microenterprise Business Loan Fund Program. “And on a Nov. 12 sign-in sheet for a meeting with city officials before the contract was awarded, McCarthy’s signature appears along with that of IED President Lynn Allison.

On Wednesday, McCarthy referred a Post reporter to Allison for any comment about the Delray contract.  
 “I refuse to discuss that,” Allison said and she hung up.  
 The contract was bid on by one other company, the Center for Enterprise Opportunity, based in West Palm Beach. That firm’s executive director, Lia Gaines, filed a formal bid protest three days after it was awarded. A committee of city employees was formed to study her complaints.

On Friday, that committee wrote to City Manager Louie Chapman that four points Gaines raised in her protest have merit. They returned the matter to Chapman, who will decide the next step. Chapman was unavailable for comment Wednesday.

Complicating matters, Gaines, through her parent company, Business Loans of the Palm Beaches, had loaned money to Gray to help her develop her business, Top Notch Hair Dimensions. State records describe a loan for an undisclosed amount in 2009.

Gaines said the loan was paid off toward the end of 2013, around the time the microenterprise contract was being awarded. Gaines refused to provide details on exactly when and how the debt was paid off, citing client confidentiality.

Her bid protest made no mention of Gray’s loan or of the relationship between Gray and McCarthy, but it cited 10 other areas where Gaines insisted the selection process, performed by a committee of city employees, was flawed.

She pointed out that the liability insurance certificate and certificate for workers compensation coverage submitted by IED were both expired.

“Those certificates are absolutely necessary,” Gaines said. “That should have disqualified IED right away.”

the bid packet that denied any conflict of interest by IED had never been signed by Allison.

Gaines’ protest also so didn’t have been sent a necessary bid addendum, while IED had been sent the document. The addendum warned that if a bidder didn’t sign and return the document to indicate it had been received, the bidder could be eliminated from consideration. Gaines, a former aide to County Commissioner Maude Ford Lee, said the failure to send her the form was indicative of the lack of serious attention paid to the contract by the city staff.

Gaines protested that the selection committee had violated Florida public meeting laws, in part by not taking minutes of their final meeting, when IED was recommended to the City Commission.  
 “I’ve never seen a selection committee operate like this in my life,” said Gaines, who has been working in economic development for 20 years.

**City workers cited**  
 All of those complaints, except for the failure to sign the conflict of interest letter, were confirmed and included in the letter sent by the bid protest committee to Chapman on Friday.

**‘I’ve never seen a selection committee operate like this in my life.’**

Lia Gaines  
 Filed complaint

Gaines’ protest said many city employees had violated the city’s procurement code and the legal requirements contained in the bid itself. She named Chapman, City Attorney Brian Shutt, Patsy Nadal, purchasing manager; Lu-la Butler, director of the Community Improvement Department; Nigel Roberts, neighborhood services administrator; Vin Nolan, director of economic development and of the Delray Beach Community Redevelopment Agency; Elizabeth Burrows, economic development manager; Ferline Messidor, community development specialist; and Danise Cleckley, executive assistant.

Roberts, Nolan, Burrows, Messidor and Cleckley all sat on the selection committee. They all rated IED higher than Gaines’ firm.  
 Gaines particularly questioned one category on the scoring cards.

Two — Roberts and Cleckley — ranked IED higher in the “fee structure” category even though Gaines’ firm bid \$50,000 while IED bid at \$55,400, which exceeded the agreed-upon budget amount.

If the points those two committee members allocated had been reversed, Gaines said, her firm would have won the contract.  
 “I understand that price is only one factor in a bid, but why would they give them more points than me on the question of fees if I stayed within the boundaries of the program and they went over?” Gaines said. “That just doesn’t make sense.”

McCarthy, while running her own consulting firm, Alberta and Associates, was awarded another city contract in 2009. She was paid \$85,000 to deliver an assessment of race relations in the city.

The city has been criticized in recent years for its extension of a major garbage collection contract without bidding and its handling of a beach chair concession for the public beach.

Staff researcher Michelle Quigley contributed to this story. [janitigua@pbpost.com](mailto:janitigua@pbpost.com)

**PALM BEACH COUNTY DEPARTMENT OF ECONOMIC SUSTAINABILITY NOTICE OF PUBLIC MEETINGS**

Palm Beach County Department of Economic Sustainability (DES) will host two public meetings to discuss the Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Programs and to obtain public input on housing and community development needs. DES will also hold a workshop before the Palm Beach County Board of County Commissioners to discuss funding strategies for the programs. The meetings will be held as follows:

<b>Eastern County Meeting</b>
Date: March 5, 2014
Time: 2:00pm
Location: Airport Center 1 100 Australian Avenue, Suite 1-470 West Palm Beach, FL 33404
<b>Western County Meeting</b>
Date: March 6, 2014
Time: 10:30am
Location: Belle Glade City Civic Center 725 NW 4 <sup>th</sup> Street Belle Glade, FL 33430
<b>BCC Workshop</b>
Date: March 25, 2014
Time: 2:00pm
Location: BCC Chambers 301 North Olive Avenue, 4 <sup>th</sup> Floor West Palm Beach, FL 33401

Please visit our website at [www.pbjoe.com/DES](http://www.pbjoe.com/DES) for notification of any possible changes of meeting dates/times.

**IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD CAN BE REQUESTED IN AN ALTERNATE FORMAT. ADDITIONAL ASKS OF SERVICES FOR MEETINGS WILL BE PROVIDED UPON REQUEST. WITH AT LEAST THREE (3) DAYS NOTICE. PLEASE CONTACT DES AT (561) 233-3620.**

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SPORTS

NHL PANTHERS

Singing praises of Trocheck

Rookie applauded for NHL debut and musical ability.

Miami Herald

Arden Florida Panthers fans already know how good rookie center Vincent Trocheck... The kid can sing... at least according to fellow center Nick Bjugstad.

TODAY'S GAME

Bruins at Panthers, 5 p.m., FSN

"We'll listen to the new Katy Perry song," says Bjugstad, referring to her hit single "Dark Horse." "He can sing perfectly like Katy Perry."

Thursday present, played 17 minutes and took three shots on 25 shots in Friday's practice... Coach Peter Horachek already had high praise for him.

the league's top scorer. He doesn't feel pressure to begin putting up comparable numbers in the NHL, right away.

GOLF

Chesson Hadley leads the Puerto Rico Open by a shot.

Hadley battles breezes, himself

Associated Press

RYO-OMIYAMA, JAPAN (AP) — Chesson Hadley took the third-round lead Saturday in the Puerto Rico Open, shooting a 5 under 67 in windy conditions at Trump International.

WHAT'S ON THE AIR

Table listing TV TODAY, WOMEN'S COLLEGE BASKETBALL, TV MONDAY, COLLEGE SOFTBALL, COLLEGE WRESTLING, GOLF, and TENNIS.

Upcoming schedules

Table listing upcoming sports schedules for Miami Heat, Florida Panthers, Palm Beach Kennel Club, Callie Saw Course, Gulfstream Park, Florida Gators, Miami Hurricanes, South Florida Bulls, and Central Florida Knights.

Table listing various sports events including Women's College Basketball, TV Monday, College Softball, College Wrestling, Golf, and Tennis.

Upcoming schedules

Table listing various sports events including Miami Heat, Florida Panthers, Palm Beach Kennel Club, Callie Saw Course, Gulfstream Park, Florida Gators, Miami Hurricanes, South Florida Bulls, and Central Florida Knights.

Atlantis Country Club advertisement for summer golf options.

Palm Beach County Department of Economic Sustainability Correction to Public Notice.

Erectile Dysfunction (E.D.) advertisement featuring a testimonial and medical information.

Schumacher Subaru advertisement for 2014 Subaru Forester 2.5i.

The Palm Beach Post REAL NEWS STARTS HERE logo.

COX MEDIA GROUP Palm Beach advertisement with contact information and publication date: 03/09/2014.



**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
DEPARTMENT OF COMMUNITY SERVICES  
DIVISION OF HUMAN AND VETERAN SERVICES  
NOTICE OF FUNDING AVAILABILITY**

Applications are now available to request funding for the Fiscal Year 2014-2015 Emergency Solutions Grant for the period October 1, 2014-September 30, 2015. Only one (1) application per agency will be considered for funding.

**EMERGENCY SOLUTIONS GRANT (ESG)**

ESG provides funding to improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from becoming homeless.

**ELIGIBLE APPLICANTS**

Non-profit Organizations

**ELIGIBLE CATEGORIES AND MATCH REQUIREMENTS**

Eligible categories include Emergency Shelter and Homeless Prevention (or Rapid Re-housing as directed by HUD). The requirements for matching ESG funds are described in section 576.201 of the ESG Interim Rule found at <https://www.onecpd.info/resource/1927/hearth-esg-program-and-consolidated-plan-conforming-amendments>

**APPLICATIONS**

Applications and attachments can be found online at the Homeless and Housing Alliance website at [www.hhapbc.org](http://www.hhapbc.org) or can be picked up Monday-Friday 8:00am-4:30pm at the Division Human and Veterans Services Administrative Office located at 810 Datura Street, Suite 350, West Palm Beach, FL 33401.

**DEADLINE DATE**

Completed applications, one (1) original and five (5) copies, must be received by 12:00p.m., Friday, April 18, 2014 in the Division of Human and Veterans Services (Division) Administrative Office located at 810 Datura Street, Suite 350, West Palm Beach, FL 33401. No applications will be accepted after 12:00p.m. Applications cannot be faxed or emailed.

**TECHNICAL ASSISTANCE AND PUBLIC NOTICE**

Technical assistance will be provided on Friday, April 4, 2014 from 10:00am-12:00pm in the Division Conference Room located in the basement of the Administrative Office at 810 Datura Street, Suite 350, West Palm Beach, FL 33401. Technical Assistance will be provided up until the application deadline. The Non-Conflict Grant Review Committee Meeting will be held on May 5, 2014 from 1:00pm-5:00pm in the Mayme Frederick Building located at 1440 Martin Luther King Jr., Blvd., Riviera Beach, FL 33404. The review committee will meet for the purpose of recommending the allocation of funding for the 2014-2015 Emergency Solutions Grant. If technical assistance is needed, please contact staff at (561) 355-9901 or [vjones1@pbcgov.org](mailto:vjones1@pbcgov.org).

In accordance with the provisions of the ADA, this ad can be requested in an alternative format. Auxiliary aids or services will be provided upon request with at least three days notice. Contact the Division at (561) 355-9901 or [vjones1@pbcgov.org](mailto:vjones1@pbcgov.org)

**PUBLISH: March 31, 2014**

UKRAINE

As cease-fire arrives, U.S. upbraids Russia

Kremlin covertly arming separatists in Ukraine, U.S. says.

By Michael R. Gordon and Andrew Roth

WASHINGTON — On a day that the Ukrainian government announced a unilateral cease-fire in its battle with separatists in the country's east, the Obama administration raised the stakes with Russia, accusing the Kremlin of continuing to covertly arm the rebels.

A spokesman for the Ukrainian military, Vitaliy Selenskyi, said the cease-fire would begin at 10 p.m. local time, Ukraine's new president,

Petro Poroshenko, has stressed that the plan hinges on the sealing of the porous border with Russia, to prevent the flow of fighters and arms. There was no immediate reaction from separatist leaders, but in recent days they have reacted skeptically to the idea of a cease-fire, and many have said they have no intention of putting down their weapons.

The halt in military operations is part of a broader peace plan that Poroshenko has been developing in recent weeks, in consultation with Russia and Western leaders.

In Washington, however, U.S. officials accused Russia of working to undermine the pro-



Russian President Vladimir Putin (left) and Ukrainian President Petro Poroshenko have been consulting daily.

posers for peace even as President Vladimir Putin consulted with Poroshenko virtually daily on his peace proposal. President Barack Obama warned Putin this month that the West would impose "additional costs" on Russia if its provocations were to continue. "We have information that Russia has re-

deployed significant military forces to its border with Ukraine," a senior Obama administration official told reporters Friday. "Russian special forces are also maintaining positions along the Ukrainian border to provide support to separatist fighters."

The State Department reported last week that three aging Russian T-64 tanks had been sent to Ukraine, and Ukrainian officials recently told Western officials that 10 more Russian tanks have been provided to Ukrainian separatists. Adding to Western concerns, the senior Obama administration official said, artillery has been moved to a deploy-

ment site inside southern Russia and may soon be shipped across the border.

U.S. officials said Russia was providing older weapons that its forces are known to remain in the Ukrainian military's inventory. "The desire here is to mask the Russian hand" by allowing Ukrainian separatists to claim the weapons were captured on the battlefield, the administration official said. The official asked not to be identified by name, in line with the Obama administration's protocol for briefing reporters. Putin appears to be calculating that he can continue to provide military

support to the separatists without triggering tough economic reprisals as long as the Kremlin denies that it is involved, and avoids obvious provocations, like sending conventional Russian military units into eastern Ukraine, officials said.

To date, the United States and European allies have imposed only limited sanctions, directed at Russian individuals or specific companies, in response to the Russian annexation of Crimea and allegations that it is linked to the violence in eastern Ukraine. The next stage would involve tougher sanctions against sectors of the Russian economy like finance, energy and defense.

DEFENSE BILL

House Republicans lead vote that puts limits on Obama's authority

By Donna Cassata

Associated Press

WASHINGTON — In an election year challenge to President Barack Obama, the Republican House on Friday overrode a veto approved a \$70 billion defense bill that would put new limits on government spying and limit any Guantanamo transfers for a year amid the fight over the American for Taliban swap.

The vote was 340-73 for the measure, which would provide money for military operations in Iraq and Afghanistan, personnel, ships and aircraft.

Weeks after the prison exchange, Republicans rallied against Obama's decision to trade five Taliban leaders who had been held at the U.S. prison at Guantanamo Bay, Cuba, for Sgt. Bowe Bergdahl, who was being held in Afghanistan. Obama has defended the deal to retrieve Bergdahl, with officials saying the government needed to move expeditiously due to his failing health.

The House added a provision to the bill that would bar funding for transfers and impose a one-year moratorium on moving Guantanamo detainees to foreign countries. "President Obama's recent exchange of five high-level terrorists with our notifying Congress is

HOW THEY VOTED

On passage of the House version of the defense funding bill:
■ Ted Deutch (D), Y
■ Louis Gohmert (D), Y
■ Alcee Hastings (D), N
■ Patrick Murphy (D), Y

Republicans led Obama's request for a \$70 billion defense bill that would provide money for military operations in Iraq and Afghanistan, personnel, ships and aircraft.

In addition, several Republicans and Democrats — dissatisfied with Obama's decision to trade five Taliban leaders who had been held at the U.S. prison at Guantanamo Bay, Cuba, for Sgt. Bowe Bergdahl, who was being held in Afghanistan. Obama has defended the deal to retrieve Bergdahl, with officials saying the government needed to move expeditiously due to his failing health.

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Jobless

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stemmed from the end of tourist season and the close of tax season. Let'sure and hospitality employers dumped 15,600 workers from April to May. Accounting, tax preparation and bookkeeping firms ditched 7,100 workers.

The disappointing numbers for May follow a months-long improvement in Florida's job market.

"This is a little bit of a slip backward, but it's not a reversal of trend by any means," said Rebecca Smith, an economist at the University of Central Florida.

Indeed, Palm Beach County unemployment remained well below its May 2013 level of 7.3 percent, and the county added 13,400 jobs over the past year.

Minor fluctuations month to month are to be expected as people move in and out of the labor force for a variety of reasons," said Rebecca Rust, chief economist at the state Department of Economic Opportunity.

What's more, the number of people in the labor force grew, reflecting optimism about the job market. There were 663,162 workers in the

county's official labor force in May, up by nearly 4,000 from April and up nearly 13,000 from May 2013.

"The growth in the labor force in Florida continues to be pretty strong, and that's in part responsible for the rise in the unemployment rate," Smith said. "You've got formerly discouraged workers who were dropping out of the workforce who are now returning to the workforce."

Still, Florida had the biggest job loss rate in the country, according to a report by the U.S. Labor Department. Arizona, another state with a seasonal tourism industry, also was hit with large job losses in May.

Meanwhile, Florida's total employment still trails its pre-recession peak by nearly 200,000 positions, Smith predicted. She said the state's unemployment rate, after fluctuations in recent years, will only inch downward.

"Declines from here are going to be hard fought and hard-earned," he said.

Florida's unemployment rates ranged from 3.4 percent in Walton County to 5.4 percent in Hendry County.

justroszk@pbpost.com Twitter: @roszk04

conducted without warrants.

"The American people sick of being spied on," said Rep. Thomas Massie, R-Ky.

Government officials argue that the information was acquired legally by an authorized person so reason they can't use it for intelligence purposes or even in criminal investigations.

Another provision would bar the NSA from mandating or requesting that tech companies build secret "trap doors" in software and devices that would facilitate gov-

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PALM BEACH COUNTY DEPARTMENT OF ECONOMIC SUSTAINABILITY NOTICE OF ACTION PLAN FOR FY 2014-2015

Palme Beach County Department of Economic Sustainability (DES) has completed the Draft Palm Beach County Action Plan for FY 2014-2015 and is now soliciting public input. The Action Plan includes funding recommendations for the following categories: 1) Rapid Rehousing (\$11,251,211); 2) Emergency Shelter (\$2,200,000); 3) Homeless Prevention (\$1,500,000); 4) Homeless Information System (\$500,000); 5) Homeless Services (\$1,500,000); 6) Homeless Support (\$1,500,000); 7) Homeless Prevention (\$1,500,000); 8) Homeless Services (\$1,500,000); 9) Homeless Support (\$1,500,000); 10) Homeless Prevention (\$1,500,000); 11) Homeless Services (\$1,500,000); 12) Homeless Support (\$1,500,000); 13) Homeless Prevention (\$1,500,000); 14) Homeless Services (\$1,500,000); 15) Homeless Support (\$1,500,000); 16) Homeless Prevention (\$1,500,000); 17) Homeless Services (\$1,500,000); 18) Homeless Support (\$1,500,000); 19) Homeless Prevention (\$1,500,000); 20) Homeless Services (\$1,500,000); 21) Homeless Support (\$1,500,000); 22) Homeless Prevention (\$1,500,000); 23) Homeless Services (\$1,500,000); 24) Homeless Support (\$1,500,000); 25) Homeless Prevention (\$1,500,000); 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## **APPENDIX III – SUMMARY OF ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

### **INTRODUCTION**

The following represents a summary of Palm Beach County's Analysis of Impediments to Fair Housing. Fair housing activities in Palm Beach County are undertaken primarily by three agencies who work in concert with each other. They are the Palm Beach County Office of Equal Opportunity (OEO), the Legal Aid Society of Palm Beach County, and the Fair Housing Center of the Greater Palm Beaches. The OEO is an office of Palm Beach County government that undertakes fair housing issues particularly those related to the Palm Beach County Fair Housing Ordinance which has been deemed by HUD to be substantially equivalent to the Federal Fair Housing Ordinance. The OEO is also designated a FHAP agency by HUD. Additionally, both the Legal Aid Society of Palm Beach County and the Fair Housing Center of the Greater Palm Beaches are designated FHIP agencies and receive funding from HUD.

### **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- ASSESSMENT OF FACTORS**

#### 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.”

#### Public Housing Agency (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. Funds totaling \$18,418,671 have been allocated by HUD toward 9,001 housing vouchers for FY 2010-2011.
- The Palm Beach County Housing Authority owns 560 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 Economic Sustainability and the Community Land Trust of Palm Beach County provide 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 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 4.7815 (FY 2013)

#### 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 (HMDA) 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, 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; 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 to maintain compliance with the Americans with Disabilities Act.

#### Visitability in Housing

Visitability concepts add some accessibility features to single-family detached housing or townhomes where Fair Housing 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.

### **ASSESSMENT OF CURRENT PUBLIC AND PRIVATE FAIR HOUSING PROGRAMS AND ACTIVITIES IN PALM BEACH COUNTY**

The Office of Equal Opportunity, Legal Aid Society of Palm Beach County, and the Fair Housing Center for the Greater Palm Beaches were 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 more 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; enforcement or 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 to maintain compliance with the Americans with Disabilities Act.

Between fiscal years 2004 to 2009, over 700 complaints were filed with the identified agencies. The prevailing basis for discrimination was disability with 292 complaints (39.4%) followed by race with 159 complaints (21.5%).

### **CONCLUSIONS AND RECOMMENDATIONS**

This report groups the major issues affecting Fair Housing Choices in Palm Beach County into 3 main categories, namely: Issues Related to Disability and Other Bases for Discrimination; Issues Related to Zoning, Land Use and Other Public Policies; and Issues Relating to Mortgage and Credit.

#### **A. Issues Related to Zoning, Land Use and Other Public Policies**

County policy related to zoning, provision of housing choice vouchers/certificates, sale of subsidized housing, property taxes, and building codes are not impediments to fair housing choices. On the contrary they act as vehicles to promote fair housing choices. However in implementing certain aspect of the building code one specific problem has arisen:

#### Issue

Legally mandated access requirements are sometimes not included in finished construction Projects.

### Recommended Action

Building officials from Planning Zoning and Building should ensure that all legally mandated access requirements are included in properties before certificates of occupancy are issued.

## **B. Issues Related to Lending Practices (Mortgage and Credit)**

### Issues Related to Mortgage and Credit

The HMDA data for Palm Beach County showed that minorities, Native Americans and lower income persons are more likely to be denied loans than other racial/income groups.

Additionally, the issue of mortgage and credit availability may be further impacted by the occurrences following:

- Manipulation of credit scoring methods to include discriminatory practices rather than the use of the score as originally intended to induce more objectivity and thereby to lessen discrimination.
- The use of predatory lending, especially on lower income households which makes them more likely to lose their home to foreclosure. Potential borrowers lacking a significant credit history, having a blemished credit history, or persons unfamiliar with mortgage transactions are prime targets for predatory lenders. For low-income individuals with less disposable income, higher rates will reduce their mortgage capacity and may disqualify them from receiving a loan. A disproportionately high number of persons victimized by predatory lending practices are minorities and persons with disabilities. Examples of predatory lending practices include:
  - Extensive marketing in targeted neighborhoods, which are often low-income or minority neighborhoods
  - Using mortgage broker's fees and kickbacks
  - Steering borrowers to high rate lenders, even though the borrower may qualify for a conventional loan
  - Making unaffordable loans
  - Falsified or fraudulent applications
  - High interest rates
  - High points
  - Balloon payments
  - Negative amortization
  - Padded closing costs, such as higher than market credit report fees, Document preparation fees, appraisal costs, recording fees, bogus broker fees, and credit insurance being sold as if required
  - Excessive prepayment penalties
  - Flipping (successive, repeated refinancing of the loan by rolling the existing loan balance into a new loan)
  - Mortgage modifications that may delay but do not prevent foreclosure.

### Recommendations Related to Mortgage and Credit

- 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 expose institutions which indulge in predatory practices and monitor 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.
- Home buyer education programs should be continued and encouraged to grow. Homeowners also need education to make them aware that the equity in their home can attract solicitations from predatory lenders.
- Administrators of public funds should require developers who receive public funds for housing development to complete fair housing training
- The County should continue to support funding for fair housing activities, such as education, outreach, and foreclosure counseling and mitigation.

### **C. Issues Related To Disability, and Other Bases for Discrimination**

Developers of housing units for homeownership and owners/administrators of rental properties are most likely to restrict housing choices based on age (elderly), disability, national origin and familial status. Specifically as it relates to disability, the incidence of fair housing complaints remains high in Palm Beach County, accounting for 39.4% of the complaints filed with the OEO and the Legal Aid Society. The Census of 2000 reported 117,932 persons, or 20% of the County population aged 21 to 64 years to be disabled, compared to a national average of 19.2% for that age group. The population of persons with a disability reported in 2000 comprised 10.4% of the County's total population.

#### Issues Related to Disability and Other Bases for Discrimination

- Persons who exhibit unusual or eccentric behaviors may actually be persons disabled with a mental illness, but may not be so recognized. Therefore their rights to protection under the law may be overlooked and reasonable accommodations are not sought.
- Complaints that certain behaviors violate rules or are disruptive, such as noise emanating from an individual's unit, may be caused by a hearing or other disability. Some housing providers send letters threatening to evict in such cases, rather than exploring reasonable accommodations.

- Accessibility of some units is inadequate to accommodate needs of the occupant person with a disability. Similarly, some units occupied by persons without a disability are inadequate to accommodate visitors with a disability.
- Architectural barriers limit accessibility of common needs and amenities within housing communities e.g., routes to recreation facilities sometimes have steps or other obstacles, or planned paved pathways in construction plans were not built; insufficient access width and other general access issues; ramps not being permitted by property owner/manager or condominium/homeowners associations.
- Refusal to rent/sell to persons with disabilities, especially those supporting themselves with SSI and SSDI, even when the income is more than adequate to cover cost of the chosen housing.
- Persons with disabilities are refused the use of a service or emotional support animal as a reasonable accommodation by property owners or condominium/homeowners associations with “no pet” rules.
- Some developments lack sufficient parking spaces for persons who have disability parking placards. Some disability parking spots are reserved for visitors only and cannot be used by residents even if the spot is closer to their unit. If spots are assigned or reserved, reasonable accommodation may require negotiation with other residents for a closer spot, and may conflict with ownership rights. Parking for scooters or large power wheelchairs which cannot fit into the apartment is sometimes an issue.
- Persons requiring 24 hour Personal Care Attendants encounter problems of housing providers/associations considering the attendant to be a “visitor” or “occupant” and then demanding an application fee and a completed application for every attendant who visits the home. Some providers also want to count the attendant(s) as “occupant(s)” and, if the additional person(s) takes the number of residents over the lease or community rule limitation, the person with the disability who leases/owns the apartment is then cited for violation of the lease agreement or the community rule.
- The NIMBY (Not In My Back Yard) mentality continues to challenge location of group homes and rehabilitation facilities.

#### 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, to educate others in Fair Housing requirements.
- The County should continue to support Fair Housing activities to defend individuals against housing discrimination
- 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.

## **APPENDIX IV-CDBG DISTRIBUTION METHODOLOGY**

To arrive at its funding recommendations for the CDBG program, the County employs a methodology to distribute CDBG funds among programs providing benefits countywide and to projects benefitting participating municipalities and the unincorporated County. Under this methodology, funds are set aside for Countywide Demolition, Public Service Activities, Economic Development, Special Area of Hope Allocation, Program Administration, and the remaining funds are distributed among municipalities and the County. For FY 2014-2015, DES estimates that it will receive \$25,000 in program income which will be applied to eligible activities. On April 15, 2014, the Board of County Commissioners conducted a public meeting on the FY 2014-2015 Action Plan which resulted in direction on funding strategies.

The methodology for CDBG distribution considers the following:

- Palm Beach County's CDBG allocation for FY 2014-2015 is \$5,865,753.
- CDBG program income for FY 2014-2015 is estimated to be \$25,000 and will be allocated to eligible CDBG activities during the program year.
- Public service funding is provided to the Philip D. Lewis Center and to private non-profit agencies operating social service programs providing countywide benefit.
- Economic Development funds provide a countywide benefit, and are utilized to fund Economic Development Services and small business/microenterprise assistance.
- The municipal and the unincorporated area share of funds are calculated based on the contribution of each area to the overall CDBG grant, as provided by HUD.
- Municipalities with established CDBG target areas are guaranteed an allocation of funds, referred to as a local entitlement, which are utilized at municipal discretion.
- The County utilizes the unincorporated share to fund County-Initiated Projects.
- When implementing the CDBG Program, DES performs administrative responsibilities and absorbs related expenses. Therefore, activities from subrecipients impacting HUD's 20% cap on planning and administration are not allowed.

Tables on the following pages depict the distribution of CDBG funding between strategies; between the municipalities and unincorporated area; and to all activities proposed for funding in FY 2014-2015.

**PALM BEACH COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
Fiscal Year 2014-2015 Distribution of Funds**

<b>A. Countywide Demolition &amp; Clearance Program</b>	
Funds to Carry out Demolition and Clearance.....	\$ 500,000
<b>B. Countywide Public Service Activities</b>	
Non-profit Public Service Agency Activities.....	\$ 219,966
Senator Philip D. Lewis Center.....	\$ 659,896
Subtotal	\$ 879,862
<b>C. Economic Development</b>	
Economic Development Programs.....	\$ 683,376
<b>D. Special Area of Hope Program</b>	
Special Allocation for Local Entitlement Municipalities.....	\$ 322,291
<b>E. Program Administration Costs (Maximum 20% of Entitlement)</b>	
Including General, Fiscal, and Planning Section Administration.....	\$ 1,173,150
<b>TOTAL</b>	<b>\$ 3,558,679</b>
<b>FY 2014-2015 FORMULA ENTITLEMENT</b>	<b>\$ 5,865,753</b>
<b>MINUS SET-ASIDES</b>	<b>\$ 3,558,679</b>
<b>TOTAL FUNDS AVAILABLE FOR DISTRIBUTION</b>	<b>\$ 2,307,074</b>
<b>FY 2014-2015 PROJECTED PROGRAM INCOME</b>	<b>\$ 25,000</b>

**PALM BEACH COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
Fiscal Year 2014-2015  
Distribution of Funds to Municipalities and County-Initiated Projects**

<b>Municipalities with CDBG Target Areas</b>	<b>Entitlement Amount</b>
Belle Glade, City of.....	\$ 135,071
Greenacres, City of.....	\$ 89,231
Lake Park, Town of.....	\$ 40,650
Lake Worth, City of .....	\$ 212,396
Mangonia Park, Town of.....	\$ 7,191
Pahokee, City of.....	\$ 48,132
Riviera Beach, City of.....	\$ 188,761
South Bay, City of.....	\$ 28,450
<b>Municipal Subtotal.....</b>	<b>\$ 749,882</b>
<b>County-Initiated Subtotal.....</b>	<b>\$ 1,557,192</b>
<b>TOTAL DISTRIBUTED.....</b>	<b>\$ 2,307,074</b>

**PALM BEACH COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
Fiscal Year FY 2014-2015  
Proposed CDBG Activities by Objective**

**Housing Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) DES Demolition & Clearance Program (Countywide)	PBC DES	\$500,000
2) Belle Glade, City of: Code enforcement activities	City of Belle Glade	\$135,071
3) Pahokee, City of: Code enforcement activities	City of Pahokee	\$48,132
4) South Bay, City of: Code enforcement activities	City of South Bay	\$28,450
<b>Housing Total</b>		<b>\$711,653</b>

**Public Facilities Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) PBC Parks and Recreation Dept.: Improvements to Westgate Park, 3691 Oswego Ave., Unincorporated PBC, 33409	PBC Parks and Recreation	\$100,000
2) PBC Parks and Recreation Dept.: Construction of recreational improvements at John Prince Park, 2700 6 <sup>th</sup> Avenue South, Unincorporated PBC, 33461	PBC Parks and Recreation	\$100,000
3) PBC Facilities Development and Operations: Rehabilitation of Old Pahokee High School Gymnasium, 360 E. Main St., Pahokee, FL 33476	PBC FDO	\$150,000
4) PBC Facilities Development and Operations: Rehabilitation of Bill Bailey Community Center, 1100 Dr. Martin Luther King Jr. Blvd., Belle Glade, FL 33430	PBC FDO	\$150,000
5) Lake Park, Town of: Demolition and Construction of Restrooms and installation of lights at Lakeshore Park, 600 Lakeshore Drive, Lake Park, FL 33403	Town of Lake Park	\$309,000
6) Lake Park, Town of: Renovation of restrooms at Kelsey	Town of Lake Park	\$53,941

Park, 601 Federal Highway, Lake Park, FL 33403

- |    |   |                       |         |
|----|---|-----------------------|---------|
| 7) | Mangonia Park, Town of: Shade Installation at the Town's Senior Center, 1214 Giller Ave., Mangonia Park, FL 33407 | Town of Mangonia Park | \$7,191 |
|----|---|-----------------------|---------|

**Public Facilities Total    \$870,132**

**Infrastructure Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) PBC Water Utilities: Runyon Village Water/Sewer Installation, Runyon Village development, Unincorporated Palm Beach County, 33430	PBC Water Utilities	\$700,000
2) Greenacres, City of: Storm water drainage construction along 1 <sup>st</sup> Street, Greenacres, FL 33463	City of Greenacres	\$89,231
3) Lake Worth, City of: Improvements to 11 <sup>th</sup> Avenue South between A Street South and H Street South, Lake Worth, FL 33460	City of Lake Worth	\$212,396
4) Riviera Beach, City of: Improvements to West 23 <sup>rd</sup> Street, Riviera Beach, FL 33404	City of Riviera Beach	\$188,761
5) County Project Implementation Cost: activity delivery cost of infrastructure and public facility projects.	Various	\$357,192
	<b>Infrastructure Total</b>	<b>\$1,547,580</b>

**Public Services Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) Operational costs of the Senator Philip D. Lewis Center for homeless individuals, 1000 45 <sup>th</sup> Street, West Palm Beach, FL 33407	PBC Division of Human Services	\$659,896
2) Aid To Victims of Domestic Abuse: Transitional housing for abused women with children, confidential location.	Aid to Victims of Domestic Abuse	\$20,020
3) Children's Home Society: Transitions Home transitional housing for pregnant teens and teen mothers, 1199 West Lantana Road, Lantana, FL 33462.	Children's Home Society	\$18,480

4)	Children's Place at Home Safe, The: Emergency shelter and therapeutic care for abused/neglected children, 2840 6 <sup>th</sup> Avenue South, Lake Worth, FL 33461.	The Children's Place at Home Safe	\$13,867
5)	Coalition for Independent Living Options: DINE program meal delivery service, 6800 Forest Hill Boulevard, Greenacres, FL 33413.	Coalition for Independent Living Options	\$17,821
6)	Healthy Mothers/Healthy Babies: Assistance to uninsured low income pregnant women and families in order to access health care. 500 Gulfstream Blvd., Suite 201, Boynton Beach, FL 33483	Healthy Mothers/Healthy Babies	\$7,252
7)	J.A.Y. Ministries: Transitional housing for homeless men, 2831 Avenue S, Riviera Beach, FL 33404	J.A.Y. Ministries	\$9,239
8)	Legal Aid Society: Fair housing enforcement, and foreclosure assistance, 423 Fern Street, Suite 200, West Palm Beach, FL 33401.	Legal Aid Society of Palm Beach County	\$47,300
9)	Place of Hope: Case management for children in transitional housing, 9078 Isaiah Lane, Palm Beach Gardens, FL 33410.	Place of Hope	\$12,100
10)	Redlands Christian Migrant Association: Child care/child development services, 20 Carver Street, Belle Glade, FL 33430	Redlands Christian Migrant Association	\$10,780
11)	Seagull Industries: Vocational services for developmentally disabled adults through the Achievement Center, 3879 West Bryon Drive, Riviera Beach, FL 33404.	Seagull Industries for the Disabled	\$24,200
12)	Sickle Cell Foundation: Glades Project providing sickle cell screening, case management, and counseling in western PBC, 136 South Main Street, Belle Glade, FL 33430.	Sickle Cell Foundation of Palm Beach County	\$13,860
13)	Urban League of Palm Beach County: Comprehensive Housing Counseling Program, 1700 North Australian Avenue, West Palm Beach, FL 33407.	Urban League of Palm Beach County	\$14,708
14)	Vita Nova: Case management for young adults aged out of foster care and residing in transitional housing, 1316 & 1320 Alpha Street, West Palm Beach, FL 33409.	Vita Nova	\$10,339
<b>Public Services Total</b>			<b>\$879,862</b>

**DES Economic Development Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) DES Economic Development Services: Direct assistance to businesses by DES staff and consultant(s) (Countywide)	PBC DES	\$401,376
2) Center for Enterprise Opportunity: Business support services and micro-lending (Countywide)	CEO	\$80,000
3) Center for Technology, Enterprise, and Development: Technical assistance and incubator for small and start-up businesses (Countywide)	TED Center	\$151,000
4) Enterprise Development Corporation: Technical assistance and incubator for small and start-up businesses (Countywide)	EDC	\$51,000
<b>Economic Development Total</b>		<b>\$683,376</b>

**Program Administration Cost Objective**

<u>Activity</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) General Administration, Planning, and Fiscal	PBC DES	\$1,173,150
<b>Program Administration Total</b>		<b>\$1,173,150</b>

**Contingency Reserves**

<u>Activity</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
1) Estimated Program Income	PBC DES	\$25,000
<b>Contingency Reserves Total</b>		<b>\$25,000</b>

**SUMMARY OF CDBG PROGRAM EXPENDITURES, FY 2014 - 2015**

1) Housing-----	\$711,653
2) Public Facilities -----	\$870,132
3) Infrastructure -----	\$1,547,580

4) Public Services -----	\$879,862
5) Economic Development-----	\$683,376
6) Program Administration -----	\$1,173,150
7) Contingency Reserves-----	\$25,000
<b>TOTAL EXPENDITURES</b>	<b>\$5,890,753</b>

**SUMMARY OF AVAILABLE CDBG RESOURCES, FY 2014 - 2015**

1) Entitlement Amount -----	\$5,865,753
2) Estimated Program Income-----	\$25,000
<b>TOTAL AVAILABLE</b>	<b>\$5,890,753</b>