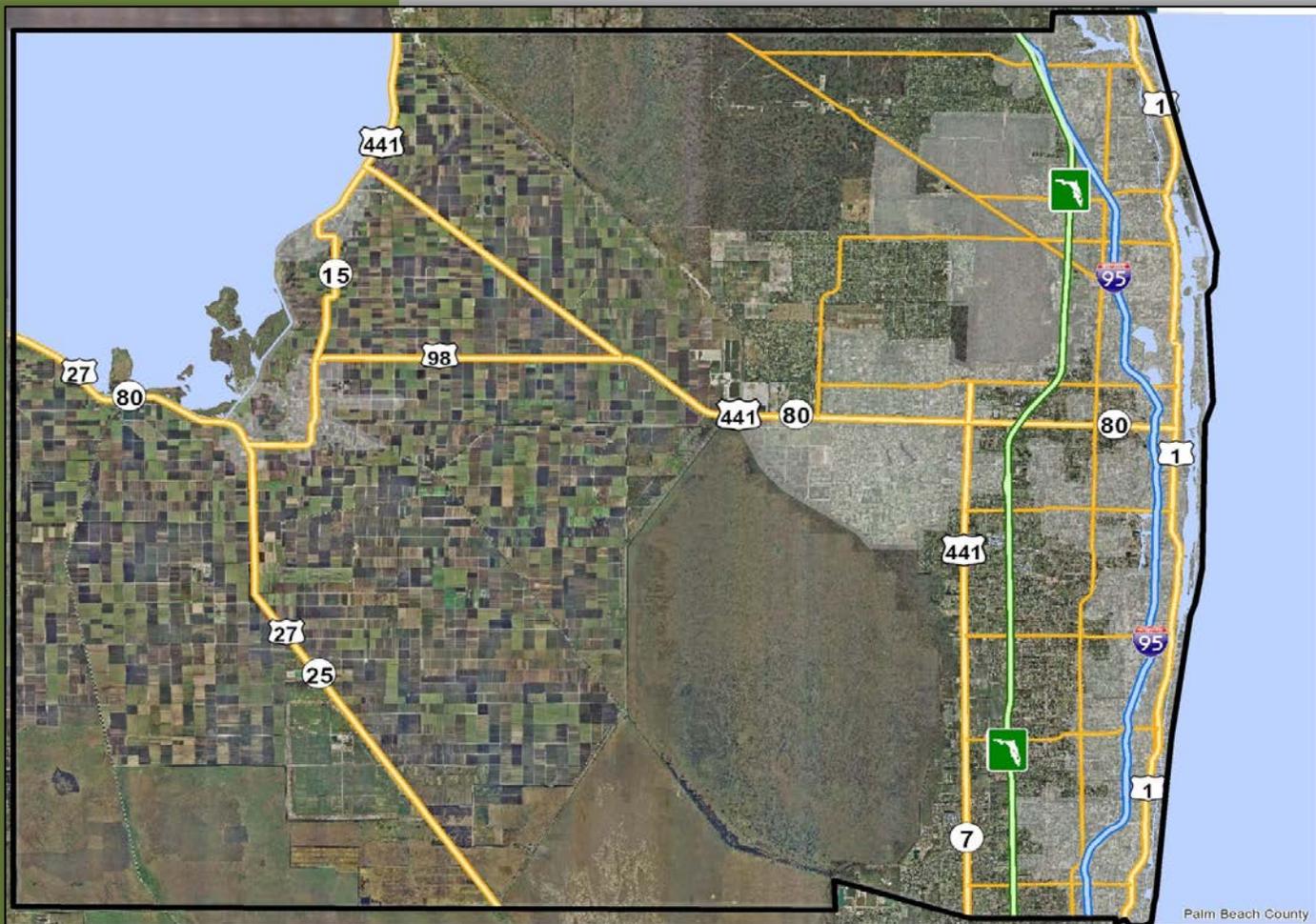




# PALM BEACH COUNTY FY 2015-2016 ACTION PLAN



PALM BEACH COUNTY  
DEPARTMENT OF ECONOMIC SUSTAINABILITY  
100 Australian Avenue, Suite 500  
West Palm Beach, FL 33406  
JULY 2015  
[www.pbcgov.com/des](http://www.pbcgov.com/des)

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## Expected Resources

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

#### **Introduction**

Entitlement grant resources totaling \$16,877,927 are expected during FY 2015-2016 (October 1, 2015 – September 30, 2016). The amount received will be targeted for expenditures on identified priority needs to realize specific goals and objectives outlined in the Consolidated Plan. The grant resources will address obstacles that meet underserved needs, achieve decent housing, expand economic development opportunities for low and moderate income persons, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be published in December 2016.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	5,750,879	25,000	6,017,596	11,793,475	34,796,991	The CDBG entitlement allocation from HUD for FY 2015-2016 totals \$5,750,879. Program income was calculated at \$25,000, for a total available amount of \$5,775,879.
HOME	public - federal	Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant Based Rental Assistance	1,530,417	100,000	2,931,182	4,561,599	10,683,267	The HOME entitlement allocation from HUD for FY 2015-2016 totals \$1,530,417. Program income is estimated at \$100,000 for a total available amount of \$1,630,417.
ESG	public - federal	Emergency shelter Rapid re-housing (rental assistance) Homeless Prevention Contract Management Administration	522,853	0	0	522,853	2,614,265	The ESG Program entitlement allocation from HUD for FY 2015-2016 totals \$522,853.

**Table AP1 - Expected Resources – Priority Table**

**OTHER FUNDING RESOURCES (LEVERAGED)**

<b>Program</b>	<b>Source</b>	<b>Uses of Funds</b>	<b>Expected Amount (FY 2015-2016)</b>
Section 108 Loan Guarantee Program and Brownfield Economic Development Initiative	Federal	Used to fund economic development initiatives that creates low to moderate jobs.	\$9,604,000
Continuum of Care	Federal	Homeless assistance to create community systems for combating homelessness.	\$5,461,193
Public Housing Authority Funding - Capital Fund	Federal	Develop, finance, and modernize public housing developments and management improvements.	\$1,440,835
Public Housing Operating Subsidy	Federal	Provides operating subsidiaries to housing authorities to assist in funding operating and maintenance.	\$1,737,550
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.	\$21,983,141
Rural Development Rental Assistance	Federal	Rental assistance program for rural areas.	\$387,821
Tenant Based Rental Assistance	Federal	Program that provides assistance to individual households to help them afford the housing costs of market-rate units.	\$250,000
Resident Opportunity and Self Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$68,000
Family Self-Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$164,296
Neighborhood Stabilization Program (Program Income)	Federal	Mortgage Program, Residential Redevelopment (acquisition and rehabilitation), and Neighborhood Redevelopment.	\$3,306,414
Ryan White Title I	Federal	Services provided by agencies who serve the HIV/AIDS community.	\$7,625,570
<b>FEDERAL</b>			<b>\$52,028,820</b>
Palm Beach County Housing Finance Authority	State	Sale of tax free revenue bonds to finance low interest mortgages and revolving construction loans for development of multi-family rental projects and	\$ 45,175,000

<b>Program</b>	<b>Source</b>	<b>Uses of Funds</b>	<b>Expected Amount (FY 2015-2016)</b>
		homebuyer assistance programs.	
<b>STATE</b>			<b>\$ 45,175,000</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.	\$ 11,290,068
<b>LOCAL</b>			<b>\$ 11,290,068</b>
<b>TOTAL</b>			<b>\$108,493,888</b>

**Table AP2 – Other Leveraged Resources**

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

Palm Beach County expects to receive \$486,388,212 from Federal, State and local funding to complement the CDBG, ESG, and HOME funds totaling \$39,645,745 which it expects to have available during FY 2015-2020. Some \$241,490,222 of this amount is expected to be from Federal sources; \$183,607,055 from the State and \$61,290,935 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 anticipated amount of not less than \$2,614,265, and from Palm Beach County DES and DHS in an anticipated amount not less than \$261,425. For the HOME Program, the match will be provided from the State Housing Initiative Program (SHIP) in the amount of 25% of the annual allocation. The match may be anticipated as \$2,038,021.

**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 County, through the Property and Real Estate Management Division, maintains an inventory of County owned surplus land. 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 Statutes Section 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property) and Section 125.38 (Sale of County Property to United States or State) and by Palm Beach County Code of Laws and Ordinances at Chapter 22, Article VI (Real Property Acquisition, Disposition and Leasing). In effecting the requirements of the statutes and code referenced above, Palm Beach County utilizes PPM-CW-L-023 (Requirements for the Acquisition, Disposition, Lease and Exchange of Real Property).

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Affordable Homeownership	2015	2016	Affordable Housing	Countywide	Affordable Homeownership	HOME: \$229,563 NSP: \$3,606,414	Homeowner Housing Unit Added: 20 Household Housing Unit
Public Services	2015	2016	Non-Housing Community Development	Countywide	Provision of Public Services	CDBG: \$81,281	Public service activities other than low/moderate income housing benefit: 1,275 persons assisted
Special Needs Services	2015	2016	Non-Housing Special Needs	Countywide	Special Needs Housing and Services	CDBG: \$70,962 ESG: \$77,231	Public service activities other than low/moderate income housing benefit: 996 persons assisted
Homeless Prevention	2015	2016	Homeless	Countywide	Homeless Assistance	ESG: \$173,488 HOME: \$1,071,291	Tenant based rental assistance/ Rapid Re-housing: 195 persons assisted
Homeless Services	2015	2016	Homeless	Countywide	Homeless Assistance	CDBG: \$664,016 ESG: \$183,000	Public service activities other than low/moderate income housing benefit: 7,321 persons assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Fair Housing Activities	2015	2016	Other	Countywide	Provision of Public Services	CDBG: \$46,373	Public service activities other than low/moderate income housing benefit: 28 persons assisted
Public Facilities	2015	2016	Non-Housing Community Development	Canal Point Target Area Lake Park Target Area Lake Worth Target Area Mangonia Park Target Area	Public Facilities and Infrastructure	CDBG: \$473,853	Public facility or infrastructure activities other than low/moderate income housing benefit: 19,575 persons assisted
Public Infrastructure	2015	2016	Non-Housing Community Development	Greenacres Target Area Riviera Bch. Target Area Royal Palm Beach Target Area Lantana Target Area Lake Worth Target Area	Public Facilities and Infrastructure	CDBG: \$2,259,125	Public facility or infrastructure activities other than low/moderate income housing benefit: 28,447 persons assisted
Code Enforcement	2015	2016	Non-Housing Community Development	City of Belle Glade City of Pahokee City of South Bay	Code Enforcement	CDBG: \$175,974	Other: 27,486 persons assisted
Economic Development Services	2015	2016	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$495,818	Jobs created/retained: 14 FTE jobs
Economic Development Technical Assistance	2015	2016	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$282,000	Jobs created/retained: 21 FTE jobs

**Table AP3 – Goals Summary**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

For FY 2015-2016, the Action Plan identified a total of nine (9) projects, within which 43 activities are to be funded under the CDBG, ESG and HOME Programs. These projects include code enforcement, public facilities, public infrastructure, public services, homeless activities, housing related activities, rapid re-housing, as well as administrative costs needed to undertake the activities. All activities identified in the Plan will be completed within three years.

#### Projects

Project Name		Code Enforcement
<b>1.</b>	<b>Activity Name</b>	<b>City of Belle Glade</b>
	<b>Target Area</b>	<b>Belle Glade</b>
	<b>Goals Supported</b>	<b>Code Enforcement</b>
	<b>Needs Addressed</b>	<b>Code Enforcement</b>
	<b>Funding</b>	<b>CDBG: \$119,406</b>
	<b>Planned Activities</b>	<b>Salaries for code enforcement officers</b>
	<b>Number of Beneficiaries</b>	<b>15,930</b>
	<b>Project Location</b>	<b>110 Dr. Martin Luther King, Jr. Blvd., Belle Glade, FL 33430</b>
<b>2.</b>	<b>Activity Name</b>	<b>City of Pahokee</b>
	<b>Target Area</b>	<b>Pahokee</b>
	<b>Goals Supported</b>	<b>Code Enforcement</b>
	<b>Needs Addressed</b>	<b>Code Enforcement</b>
	<b>Funding</b>	<b>CDBG: \$26,257</b>
	<b>Planned Activities</b>	<b>Code enforcement activities in the City's Target Area</b>
	<b>Number of Beneficiaries</b>	<b>6,649</b>
	<b>Project Location</b>	<b>207 Begonia Drive, Pahokee, FL 33476</b>
<b>3.</b>	<b>Activity Name</b>	<b>City of South Bay</b>
	<b>Target Area</b>	<b>South Bay</b>
	<b>Goals Supported</b>	<b>Code Enforcement</b>

	<b>Needs Addressed</b>	<b>Code Enforcement</b>
	<b>Funding</b>	<b>CDBG: \$30,311</b>
	<b>Planned Activities</b>	<b>Code enforcement activities in the City's Target Area</b>
	<b>Number of Beneficiaries</b>	<b>4,907</b>
	<b>Project Location</b>	<b>335 SW 2<sup>nd</sup> Avenue, South Bay, FL 33493</b>
<b>Project Name</b>		<b>Public Facilities</b>
<b>1.</b>	<b>Activity Name</b>	<b>PBC Parks and Recreation – Canal Point Community Center Playground</b>
	<b>Target Area</b>	<b>Canal Point</b>
	<b>Goals Supported</b>	<b>Public Facilities</b>
	<b>Needs Addressed</b>	<b>Public Facilities and Infrastructure</b>
	<b>Funding</b>	<b>CDBG: \$142,000</b>
	<b>Planned Activities</b>	<b>Removal of old playground equipment and damaged surfacing and installation of new playground equipment with ADA compliant surfacing.</b>
	<b>Number of Beneficiaries</b>	<b>1,665</b>
	<b>Project Location</b>	<b>Canal Point Community Center, 12860 U.S. Hwy. 441, Canal Point, FL 33438</b>
<b>2.</b>	<b>Activity Name</b>	<b>PBC Facilities and Development Operations – South County Homeless Resource Center</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Public Facilities</b>
	<b>Needs Addressed</b>	<b>Public Facilities and Infrastructure Homeless Assistance</b>
	<b>Funding</b>	<b>CDBG: \$175,000</b>
	<b>Planned Activities</b>	<b>Renovation of existing space at the South County Administrative Building to accommodate an HRC in southern Palm Beach County to meet the needs of homeless families.</b>
	<b>Number of Beneficiaries</b>	<b>1,250</b>
	<b>Project Location</b>	<b>345 South Congress Avenue, Delray Beach, FL 33444</b>
<b>3.</b>	<b>Activity Name</b>	<b>Town of Mangonia Park – Amphitheater Installation</b>
	<b>Target Area</b>	<b>Mangonia Park</b>
	<b>Goals Supported</b>	<b>Public Facilities</b>

	<b>Needs Addressed</b>	<b>Public Facilities and Infrastructure</b>
	<b>Funding</b>	<b>CDBG: \$6,871</b>
	<b>Planned Activities</b>	<b>Purchase and installation of an open amphitheater for residents of the Town</b>
	<b>Number of Beneficiaries</b>	<b>2,300</b>
	<b>Project Location</b>	<b>1233 53<sup>rd</sup> Street West, Mangonia Park, FL 33407</b>
<b>4.</b>	<b>Activity Name</b>	<b>City of Lake Worth – Osborne Pavilion Roof Structure Replacement</b>
	<b>Target Area</b>	<b>Lake Worth</b>
	<b>Goals Supported</b>	<b>Public Facilities</b>
	<b>Needs Addressed</b>	<b>Public Facilities and Infrastructure</b>
	<b>Funding</b>	<b>CDBG: \$60,000</b>
	<b>Planned Activities</b>	<b>Reconstruction of the existing roof structure at the pavilion located at the Osborne Community Center.</b>
	<b>Number of Beneficiaries</b>	<b>6,000</b>
	<b>Project Location</b>	<b>1701Wingfield Street, Lake Worth, FL 33460</b>
<b>5.</b>	<b>Activity Name</b>	<b>Town of Lake Park – Kelsey Park Improvements</b>
	<b>Target Area</b>	<b>Lake Park</b>
	<b>Goals Supported</b>	<b>Public Facilities</b>
	<b>Needs Addressed</b>	<b>Public Facilities and Improvements</b>
	<b>Funding</b>	<b>CDBG: \$33,964</b>
	<b>Planned Activities</b>	<b>Purchase and installation of 15 benches and 6 litter receptacles at Kelsey Park</b>
	<b>Number of Beneficiaries</b>	<b>8,360</b>
	<b>Project Location</b>	<b>601 Federal Highway, Lake Park, FL 33403</b>
<b>Project Name</b>		<b>Public Infrastructure</b>
<b>1.</b>	<b>Activity Name</b>	<b>PBC Engineering – Old Dixie Highway Resurfacing</b>
	<b>Target Area</b>	<b>n/a</b>
	<b>Goals Supported</b>	<b>Public Infrastructure</b>
	<b>Needs Addressed</b>	<b>Public Facilities and Infrastructure</b>
	<b>Funding</b>	<b>CDBG: \$1,000,000</b>
	<b>Planned Activities</b>	<b>Resurfacing of approximately 2.5 miles of roadway</b>

	<b>Number of Beneficiaries</b>	12,765
	<b>Project Location</b>	Old Dixie Highway, from 45 <sup>th</sup> Street in the City of West Palm Beach to Park Avenue in the Town of Lake Park.
<b>2.</b>	<b>Activity Name</b>	Town of Lantana – North Broadway sidewalks
	<b>Target Area</b>	Lantana
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$46,863
	<b>Planned Activities</b>	Installation of sidewalks along North Broadway in the Town’s Target Area
	<b>Number of Beneficiaries</b>	1,075
	<b>Project Location</b>	North Broadway between Lantana Road and Gator Drive, Lantana, FL 33462
<b>3.</b>	<b>Activity Name</b>	City of Greenacres – Stormwater Drainage Improvements
	<b>Target Area</b>	Greenacres
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$125,767
	<b>Planned Activities</b>	Excavation of existing drainage alleys to improve conveyance effectiveness and storage capacity
	<b>Number of Beneficiaries</b>	632
	<b>Project Location</b>	Fleming, Jennings, Perry and Martin Avenues, and Swain Blvd., Greenacres, FL 33463
<b>4.</b>	<b>Activity Name</b>	Village of Palm Springs – Davis Road pedestrian walking bridge
	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$99,701
	<b>Planned Activities</b>	Replacement of an existing pedestrian bridge with a new ADA compliant bridge
	<b>Number of Beneficiaries</b>	1,300
	<b>Project Location</b>	Davis Road at L-10 Canal, Palm Springs, FL 33461

5.	<b>Activity Name</b>	<b>City of Riviera Beach – Drainage Improvements</b>
	<b>Target Area</b>	Riviera Beach
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$154,588
	<b>Planned Activities</b>	Drainage improvements on West 18 <sup>th</sup> , 19 <sup>th</sup> , 20 <sup>th</sup> , 21 <sup>st</sup> , and 22 <sup>nd</sup> Streets between Avenue S and the Avenue R drainage canal
	<b>Number of Beneficiaries</b>	295
	<b>Project Location</b>	West 18 <sup>th</sup> , 19 <sup>th</sup> , 20 <sup>th</sup> , 21 <sup>st</sup> , and 22 <sup>nd</sup> Streets, Riviera Beach, FL, 33404
6.	<b>Activity Name</b>	<b>Village of Royal Palm Beach – ADA sidewalk improvements</b>
	<b>Target Area</b>	Royal Palm Beach
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$68,990
	<b>Planned Activities</b>	ADA improvements to sidewalks along Royal Palm Beach Boulevard
	<b>Number of Beneficiaries</b>	4,880
	<b>Project Location</b>	Royal Palm Beach Boulevard, between Okeechobee Boulevard to Sandpiper Avenue, Royal Palm Beach, 33411
7.	<b>Activity Name</b>	<b>City of Lake Worth – Tropical Drive and Barton Road improvements</b>
	<b>Target Area</b>	Lake Worth
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$513,343
	<b>Planned Activities</b>	Roadway improvements on Tropical Drive and Barton Road
	<b>Number of Beneficiaries</b>	7,500
	<b>Project Location</b>	Tropical Drive between Palmetto and South Roads, and Barton Road between 12 <sup>th</sup> Avenue South and Andrew Redding Road, Lake Worth, FL, 33460
<b>Project Name</b>		<b>Public and Special Needs Services</b>
1.	<b>Activity Name</b>	<b>Place of Hope</b>
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services (Abused and Neglected Children)

	<b>Needs Addressed</b>	<b>Public Services</b>
	<b>Funding</b>	<b>CDBG: \$11,863</b>
	<b>Planned Activities</b>	<b>Provide case management services to abused and neglected children through the agency's long term Family Cottage Program and the Seven Stars Emergency Shelter Program</b>
	<b>Number of Beneficiaries</b>	<b>44 individuals</b>
	<b>Project Location</b>	<b>9078 Isaiah Lane, Palm Beach Gardens, FL 33418</b>
<b>2.</b>	<b>Activity Name</b>	<b>Coalition for Independent Living Options</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Special Needs Services</b>
	<b>Needs Addressed</b>	<b>Special Needs Housing and Services</b>
	<b>Funding</b>	<b>CDBG: \$17,472</b>
	<b>Planned Activities</b>	<b>Purchase and deliver prepared meals for a 2 month period to persons with disabilities and their families through the agency's DINE Program.</b>
	<b>Number of Beneficiaries</b>	<b>38 individuals</b>
	<b>Project Location</b>	<b>6800 Forest Hill Boulevard, West Palm Beach, FL 33413</b>
<b>3.</b>	<b>Activity Name</b>	<b>Children's Home Society</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Homeless Services</b>
	<b>Needs Addressed</b>	<b>Homeless Assistance</b>
	<b>Funding</b>	<b>CDBG: \$18,118</b>
	<b>Planned Activities</b>	<b>Operation of a transitional housing facility for teen mothers ages 13-19 who are pregnant or with a child</b>
	<b>Number of Beneficiaries</b>	<b>16 individuals</b>
	<b>Project Location</b>	<b>3333 Forest Hill Boulevard, West Palm Beach, FL 33406</b>
<b>4.</b>	<b>Activity Name</b>	<b>Children's Place at Home Safe</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Public Services (Abused and Neglected Children)</b>
	<b>Needs Addressed</b>	<b>Public Services</b>
	<b>Funding</b>	<b>CDBG: \$13,595</b>

	<b>Planned Activities</b>	<b>Provide therapeutic care to children/teens who have been removed from their homes due to abuse and/or homelessness</b>
	<b>Number of beneficiaries</b>	<b>90 individuals</b>
	<b>Project Location</b>	<b>2840 6<sup>th</sup> Avenue South, Lake Worth, FL 33461</b>
<b>5.</b>	<b>Activity Name</b>	<b>Jesus and You Outreach Ministries</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Homeless Services</b>
	<b>Needs Addressed</b>	<b>Homeless Assistance</b>
	<b>Funding</b>	<b>CDBG: \$9,058</b>
	<b>Planned Activities</b>	<b>Operation of a transitional housing facility for men who are homeless</b>
	<b>Number of beneficiaries</b>	<b>152 individuals</b>
	<b>Project Location:</b>	<b>2831 Avenue S, Riviera Beach, FL 33404</b>
<b>6.</b>	<b>Activity Name</b>	<b>Vita Nova, Inc.</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Special Needs Services (Youths aging out of foster care)</b>
	<b>Needs Addressed</b>	<b>Special Needs Housing and Services</b>
	<b>Funding</b>	<b>CDBG: \$10,136</b>
	<b>Planned Activities</b>	<b>Provide life skills training to young adults, aged 18 to 25 years of age, who have aged out of the foster care system.</b>
	<b>Number of beneficiaries</b>	<b>20 individuals</b>
	<b>Project Location</b>	<b>120 Alpha Street, West Palm Beach, FL 33401</b>
<b>7.</b>	<b>Activity Name</b>	<b>Aid to Victims of Domestic Abuse</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Special Needs Services (Victims of Domestic Abuse)</b>
	<b>Needs Addressed</b>	<b>Special Needs Housing and Services</b>
	<b>Funding</b>	<b>CDBG: \$19,628</b>
	<b>Planned Activities</b>	<b>Provide transitional housing to homeless victims of domestic abuse and their children</b>
	<b>Number of beneficiaries</b>	<b>32 individuals</b>

	<b>Project Location</b>	Confidential location
<b>8.</b>	<b>Activity Name</b>	Redlands Christian Migrant Association
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services (Child Care Services)
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,569
	<b>Planned Activities</b>	Provide comprehensive child development services for low and moderate income children
	<b>Number of beneficiaries</b>	100 individuals
	<b>Project Location</b>	20 Carver Street, Belle Glade, FL 33430
<b>9.</b>	<b>Activity Name</b>	Sickle Cell Foundation
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services (Health Services)
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$13,588
	<b>Planned Activities:</b>	Provide comprehensive case management to persons living in the Glades area of Palm Beach County with sickle cell disease or sickle cell trait.
	<b>Number of beneficiaries</b>	46 individuals
	<b>Project Location:</b>	19 Everglades Street, Belle Glade, FL 33430
<b>10.</b>	<b>Activity Name</b>	Legal Aid Society of Palm Beach County, Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Fair Housing Activities
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$46,373
	<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>	28 individuals
	<b>Project Location:</b>	423 Fern Street, West Palm Beach, FL 33401
<b>11.</b>	<b>Activity Name</b>	Seagull Industries for the Disabled, Inc.
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	<b>Special Needs Services</b>
	<b>Needs Addressed</b>	<b>Special Needs Housing and Services</b>
	<b>Funding</b>	<b>CDBG: \$23,726</b>
	<b>Planned Activities</b>	<b>Provide educational and vocational training to adults with development disabilities at the Seagull Achievement Center</b>
	<b>Number of beneficiaries</b>	<b>90 individuals</b>
	<b>Project Location</b>	<b>3879 Byron Drive, West Palm Beach, FL 33404</b>
<b>12.</b>	<b>Activity Name</b>	<b>Healthy Mothers, Healthy Babies Coalition of Palm Beach County, Inc.</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Health Services</b>
	<b>Needs Addressed</b>	<b>Public Services</b>
	<b>Funding</b>	<b>CDBG: \$7,110</b>
	<b>Planned Activities</b>	<b>Provide assistance to pregnant women and/or their immediate family to access health care and secure other services that the family may be eligible to receive.</b>
	<b>Number of Beneficiaries</b>	<b>300 individuals</b>
	<b>Project Location</b>	<b>1720 E. Tiffany Drive, Suite 201A, West Palm Beach, FL 33407</b>
<b>13.</b>	<b>Activity Name</b>	<b>Urban League of Palm Beach County, Inc.</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Public Services (Housing Counseling Services)</b>
	<b>Needs Addressed</b>	<b>Public Services</b>
	<b>Funding</b>	<b>CDBG: \$14,420</b>
	<b>Planned Activities</b>	<b>Through the Comprehensive Housing Counseling Program, will provide homebuyer education to clients looking to purchase a home.</b>
	<b>Number of Beneficiaries</b>	<b>675 individuals</b>
	<b>Project Location</b>	<b>1700 N. Australian Avenue, West Palm Beach, FL 33407</b>
<b>14.</b>	<b>Project Name</b>	<b>Senator Philip D. Lewis Center – Homeless Resource Center</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Homeless Services</b>
	<b>Needs Addressed</b>	<b>Homeless Assistance</b>

	<b>Funding</b>	<b>CDBG: \$646,976</b>
	<b>Planned Activities</b>	<b>Operational costs of the center. Services to help homeless individuals to be provided through Gulfstream Goodwill, Adopt A Family of Palm Beach County, and the Lord's Place, Inc. Palm Beach County Department of Community Services is the implementing agency.</b>
	<b>Number of Beneficiaries</b>	<b>7,000</b>
	<b>Project Location</b>	<b>1000 45<sup>th</sup> Street, West Palm Beach, FL 33407</b>
<b>Project Name</b>		<b>Economic Development</b>
<b>1.</b>	<b>Activity Name</b>	<b>Center for Technology, Enterprise and Development (TED Center)</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Economic Development Technical Assistance</b>
	<b>Needs Addressed</b>	<b>Economic Development</b>
	<b>Funding</b>	<b>CDBG: \$151,000</b>
	<b>Planned Activities</b>	<b>A business incubator that will provide technical assistance and services to micro-enterprises and established small businesses</b>
	<b>Number of Beneficiaries</b>	<b>11 full time equivalent jobs</b>
	<b>Project Location</b>	<b>401 W. Atlantic Avenue, Delray Beach, FL 33444</b>
<b>2.</b>	<b>Activity Name</b>	<b>Enterprise Development Corporation</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Economic Development Technical Assistance</b>
	<b>Needs Addressed</b>	<b>Economic Development</b>
	<b>Funding</b>	<b>CDBG: \$51,000</b>
	<b>Planned Activities</b>	<b>A high tech countywide business incubator will provide technical assistance and services to high tech microenterprises and established small businesses. Most EDC clients are located within the walls of the incubator</b>
	<b>Number of Beneficiaries</b>	<b>4 full time equivalent jobs</b>
	<b>Project Location</b>	<b>751 Park of Commerce Drive, Boca Raton, FL 33487</b>
<b>3.</b>	<b>Activity Name</b>	<b>Center for Enterprise Opportunity</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Economic Development Technical Assistance</b>
	<b>Needs Addressed</b>	<b>Economic Development</b>
	<b>Funding</b>	<b>CDBG: \$80,000</b>

	<b>Planned Activities</b>	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>4.</b>	<b>Activity Name</b>	DES Economic Development Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Economic Development Services
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$495,818
	<b>Planned Activities</b>	Provide economic development services to businesses in Palm Beach County in order to help them create or retain full time equivalent jobs.
	<b>Number of Beneficiaries</b>	14 full time equivalent jobs
	<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>		<b>DES Program Administration</b>
<b>1.</b>	<b>Funding</b>	CDBG: \$1,150,176
	<b>Planned Activities</b>	General, fiscal, and planning administrative expenses incurred by DES in performing planning, coordinating, and monitoring of CDBG Programs.
	<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>		<b>DES Countywide Capital Project Implementation</b>
<b>1.</b>	<b>Funding</b>	CDBG: \$357,192
	<b>Planned Activities</b>	Includes activity delivery costs in implementing DES's capital improvement activities. Accomplishments under this project will be reported under CDBG capital improvement activities.
	<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Project Name</b>		<b>Emergency Solutions Grant</b>
<b>1.</b>	<b>Activity Name</b>	ESG Program Administration
	<b>Target Area</b>	Countywide
	<b>Needs Addressed</b>	Planning/Administration
	<b>Funding</b>	ESG: \$39,134
	<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>Project Location</b>	810 Datura Street, West Palm Beach, FL 33401 and 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

<b>2.</b>	<b>Activity Name</b>	<b>ESG Emergency Shelter</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Homeless Services Special Needs Services</b>
	<b>Needs Addressed</b>	<b>Homeless Assistance Special Needs Housing and Services</b>
	<b>Funding</b>	<b>ESG: \$260,231</b>
	<b>Planned Activities</b>	<b>Costs for four agencies (Aid to Victims of Domestic Abuse, Center for Family Services, the Salvation Army, and Young Women’s Christian Association) to operate emergency shelters in Palm Beach County.</b>
	<b>Number of Beneficiaries</b>	<b>995 individuals</b>
	<b>Project Location</b>	<b>810 Datura Street, West Palm Beach, FL 33401</b>
<b>3.</b>	<b>Activity Name</b>	<b>ESG Rapid Re-Housing</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Homeless Prevention</b>
	<b>Needs Addressed</b>	<b>Homeless Assistance</b>
	<b>Funding</b>	<b>ESG: \$173,488</b>
	<b>Planned Activities</b>	<b>Provide rapid re-housing to homeless families in support of homeless intervention activities. Activity will be implemented by Adopt-A-Family.</b>
	<b>Number of Beneficiaries</b>	<b>150 individuals</b>
	<b>Project Location</b>	<b>1712 2<sup>nd</sup> Avenue N, Lake Worth, FL 33460</b>
<b>4.</b>	<b>Activity Name</b>	<b>Client Management Information System (CMIS)</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Homeless Services</b>
	<b>Needs Addressed</b>	<b>Homeless Assistance</b>
	<b>Funding</b>	<b>ESG: \$50,000</b>
	<b>Planned Activities</b>	<b>Funding to support the administration of the HUD required Homeless Management Information System to assist homeless individuals and families with services</b>
	<b>Number of Beneficiaries</b>	<b>n/a</b>
	<b>Project Location</b>	<b>810 Datura Street, West Palm Beach, FL 33401</b>
<b>Project Name</b>		<b>HOME Investment Partnership Program (HOME)</b>
<b>1.</b>	<b>Activity Name</b>	<b>HOME Program Administration and Planning</b>
	<b>Funding</b>	<b>HOME: \$153,042</b>

	<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>2.</b>	<b>Activity Name</b>	HOME CHDO Set-Aside Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Homeownership
	<b>Needs Addressed</b>	Affordable Homeownership
	<b>Funding</b>	HOME: \$229,563
	<b>Planned Activities</b>	Provides funding to a CHDO for the undertaking of housing activities to benefit families with incomes at or below 80% of the AMI for Palm Beach County. CHDO selection will be via a competitive selection process or through designation by Palm Beach County. Notice of the availability of funding and application requirements will be posted on the DES website.
	<b>Number of Beneficiaries</b>	1 housing unit
	<b>Project Location</b>	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>3.</b>	<b>Activity Name</b>	HOME CHDO Operating Expenses
	<b>Funding</b>	HOME: \$76,521
	<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 33406
<b>4.</b>	<b>Activity Name</b>	HOME Tenant Based Rental Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	HOME: \$1,071,291
	<b>Planned Activities</b>	\$900,000 for financial assistance and \$171,291 for activity delivery costs, for an activity total of \$1,071,291. 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>	45 individuals
	<b>Project Location</b>	810 Datura Street, West Palm Beach, FL 33401

Table AP4 - Project Information

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

Allocation priorities to be addressed are outlined in the County's Consolidated Plan. These priorities are formulated from responses received from citizens, organizations, County departments, and municipalities who were surveyed during the preparation of the Plan. The County will utilize funding from multiple sources (viz: CDBG, HOME, ESG, Section 108, SHIP, NSP, Ad Valorem, among others) to address an identified priority. 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 Consolidated Plan.

For the CDBG Program the primary bases for allocation priorities are as follows:

- For infrastructure and public facilities projects, priorities were assigned to projects which are located in identified CDBG target areas in municipalities and in the unincorporated areas of the County.
- For housing, there is an identified shortage of affordable owner and rental housing units in the county and to address this deficiency housing rehabilitation and new construction of home ownership and rental units as well acquisition of homeownership units were prioritized.
- For public services, the activities prioritized were those which reflects the highest demands by low- and moderate-income persons, special needs person and homeless persons. Some of these are homeless services, child care, health care, afterschool care, housing assistance (rent and mortgage), services for youths, youths aging out of foster care, and housing and fair housing counseling, among others.
- For economic development, priority was given to activities which are located in low- and moderate-income areas (especially in the Glades) and which will create or retain jobs for Low and moderate income persons.

For the HOME Program the allocation priorities were largely based on:

- The County's thrust to eliminate homelessness will result in a large percentage of these funds being used for tenant based rental assistance for persons in the homeless continuum.
- Regulatory requirements for funding to be allocated to CHDOs.

For the ESG Program, allocation priorities are set by the County's Homeless and Housing Alliance (Continuum of Care) and are guided by regulatory requirements which establish eligible activities which may be funded as well as maximum percentages of the grant which can be used for each activity. The regulations allow for up to 60.0% of the annual ESG allocation to be used for emergency shelter activities, the Homeless and Housing Alliance assigned the maximum allowable amount to this activity with the provision of emergency shelter for families with children reemphasized. Transitional housing for men was also prioritized..

In terms of the existence of obstacles to address underserved needs, the major obstacles experienced by Palm Beach County are: the inadequacy of available financial resources to meet the needs of the underserved populations, this is exacerbated by the gradual reduction of the CDBG and SHIP program funds received by the County; and the vast geographic area which encompasses the County resulting in the eastern urbanized portion being separated by over thirty miles from the western agricultural based portion causes a dispersal of resources (both personnel, equipment and funding) which adversely affects economy of scale.

## 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 2015-2016, Palm Beach County plans to utilize CDBG funds in twelve (12) target areas that were identified in the Consolidated Plan as CDBG Target Areas. These areas are located throughout the jurisdiction in municipal and unincorporated areas of the County. Eleven (11) of the areas are within municipal boundaries and one (1) is within unincorporated Palm Beach County. The identified target areas are characterized by concentrations of low and moderate income persons, concentrations of housing problems, and a need for capital improvements.

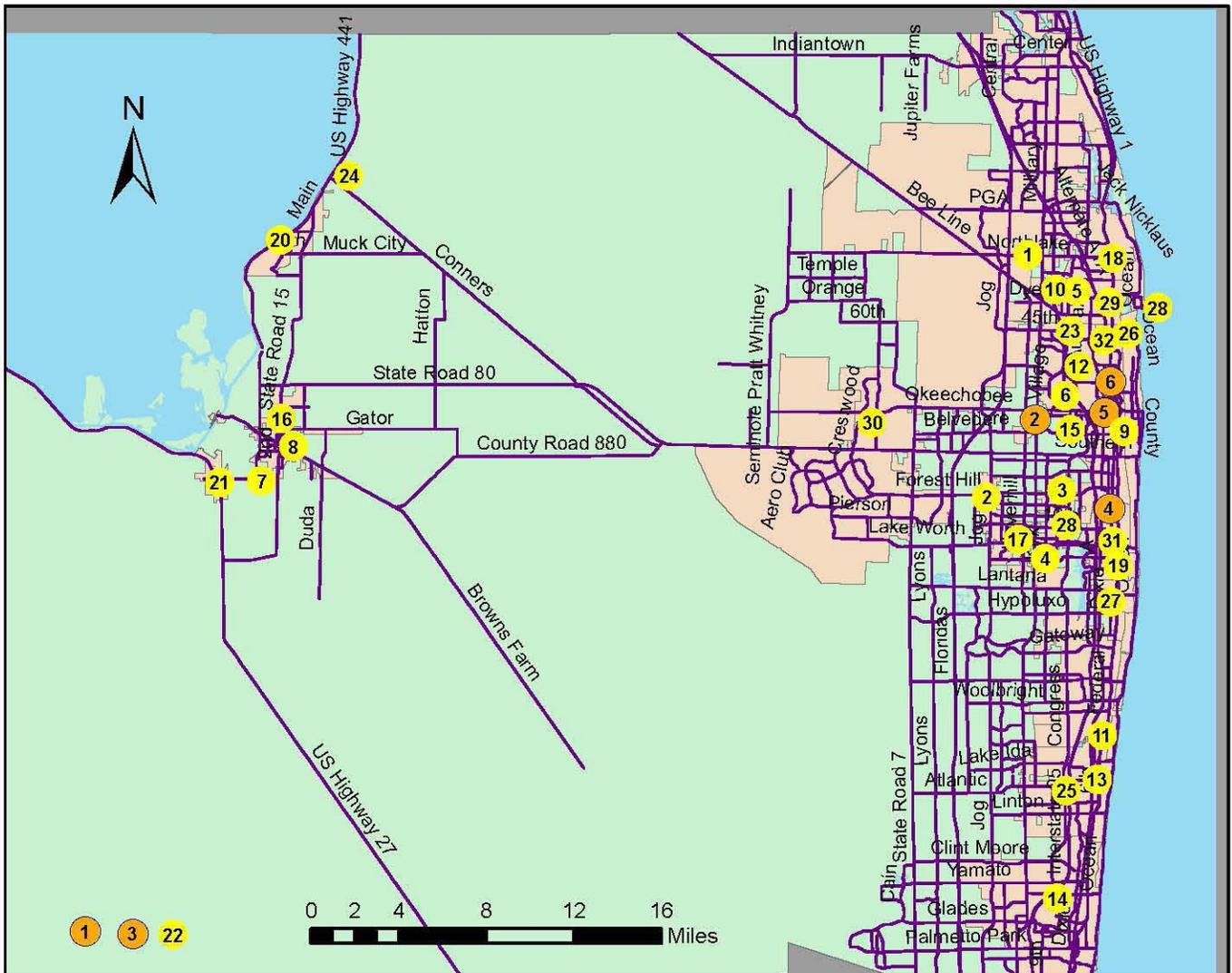
### Geographic Distribution

Target Area	Percentage of Funds
Canal Point	2
Riviera Beach	2.6
Lantana	.8
Royal Palm Beach	1.0
Pahokee	.4
Belle Glade	2
South Bay	.5
Palm Springs	1.7
Mangonia Park	.1
Lake Park	.5
Lake Worth	10
Greenacres	2

Table AP5 - Geographic Distribution

In this section, the following map shows the locations of the different activities.

# PALM BEACH COUNTY FY 2015-2016 CDBG & ESG ACTIVITIES



### FY 2015-2016 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. City of Belle Glade - Code Enforcement
17. City of Greenacres - Stormwater Drainage Improvements
18. Town of Lake Park - Kelsey Park Benches
19. City of Lake Worth - Osborne Pavilion Improvements
20. City of Pahokee - Code Enforcement
21. City of South Bay - Code Enforcemen
22. Aid to Victims of Domestic Abuse (Confidential location)
23. Town of Mangonia Park - Amphiteater Installation
24. PBC Parks - Canal Point Community Center Playground
25. PBC Facilities - South County HRC
26. PBC Engineering - Old Dixie Highway Resurfacing
27. Town of Lantana - North Broadway Sidewalks
28. Village of Palm Springs - Davis Road Pedestrian Bridge
29. City of Riviera Beach - South 18th, 19th, 20th and 21st Streets Drainage Improvements
30. Village of Royal Palm Beach - Royal Palm Beach Blvd. sidewalks
31. City of Lake Worth - Tropical Drive and Barton Road Improvements
32. Senator Philip D. Lewis Center

### FY 2015-2016 ESG Activities

1. YWCA (Confidential Location)
2. The Salvation Army
3. Aid to Victims of Domestic Abuse (Confidential Location)
4. Adopt-A-Family
5. Community Services (as HMIS Administrator)
6. Center for Family Services

- - CDBG Activities
- - ESG Activities



## **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 Consolidated Plan and the Action Plan helps to guide the decision on where to invest funds geographically.

## Affordable Housing

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

#### Introduction

In accordance with Palm Beach County’s Consolidated Plan, the assignment of housing priorities is based on the County’s housing needs assessment and market analysis, census data and CHAS data. These priorities include increasing the supply of affordable housing, expanding rental and homeownership opportunities, rehabilitating existing housing stock, and homelessness prevention.

One Year Goals for the Number of Households to be Supported	
Homeless	195
Non-Homeless	202
Special-Needs	10
Total	407

**Table AP6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	295
The Production of New Units	0
Rehab of Existing Units	55
Acquisition of Existing Units	57
Total	407

**Table AP7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

It is anticipated that a total of 407 affordable housing units (112 owner units and 295 rental units) will be assisted during FY 2015-2016. Funding invested from the HOME, SHIP, NSP (Program Income), CDBG and ESG programs will allow DES to implement the following housing strategies to provide support to eligible very-low, low-, and moderate-income households:

- Homebuyer first and/or second mortgage purchase assistance for 41 homebuyers
- Utility connection/impact fee payment assistance to ten (10) homeowners
- CHDO Acquisition for resale or rental to one (1) household
- Foreclosure prevention assistance to ten (10) homeowners
- Homeownership Preservation program for ten (10) veterans (purchase assistance for homebuyers or rehabilitation for existing homeowners)
- Emergency Roof repair/replacement program for 40 homeowners
- Rental housing entry assistance program for 100 renter households
- Tenant-Based Rental Assistance to 45 households
- Rapid Re-housing assistance to 150 households

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

### **Introduction**

Palm Beach County has seven (7) housing authorities operating within its boundaries. However, only three (3) of these are headquartered within the Palm Beach County Urban County jurisdiction. These are: Belle Glade Housing Authority (BGHA), Palm Beach County Housing Authority (PBCHA), and Pahokee Housing Authority (PHA). The Housing Authorities help provide access to affordable housing to extremely-low, low, and moderate-income families through the operation of rental units and administration of tenant-based and project-based vouchers. Together these three entities operate a total of 1,682 Housing Units and manage 2,275 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 2015-2016:

**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 will continue to collaborate with Palm Beach County Sheriff's Office (PBSO) to combat crime in public housing and has entered into a Public Safety Contract to provide security at all of its locations. The PBCHA provides Community Policing Unit office space at certain Communities. 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 describes the needs of its public housing residents as follows: Pahokee Housing Authority reviews its policies annually to ensure sound practices that guard against discrimination and ensure equal access to all of its programs. PHA continues to educate program participants concerning their right to Fair Housing and Equal opportunity as related to renting and purchasing homes. PHA's jurisdiction is in an area of high poverty with an unemployment rate which is unusually high due to job scarcity and inadequate job skills. Section 3 participation is strongly encouraged among contractors whom receive federally funded contracts in the area. The program has

proved to be successful in providing employment and skill building opportunities to the residents. Many residents desire to relocate from the traditional Public Housing to areas of better opportunities. However, there is a dire need for rental assistance or vouchers. Such assistance would enable residents to relocate to decent and safe housing. As these families may relocate, PHA has an opportunity to provide housing assistance to those families currently on waiting lists. PHA will continue to collaborate with appropriate agencies to ensure that the needs of homeless persons are met and housing for eligible individuals as policies allow. PHA has identified the need to upgrade its housing stock to current or better standards. A substantial decrease in crime and increased community relations is a direct result of strategies implemented by the Palm Beach County Sheriff's Department (PBSO).

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

The public housing authorities plan to undertake the following actions:

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

BGHA is funded by USDA, therefore, there are no requirements to undertake a specific action to encourage residents to become more involved in management.

#### **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 to establish self-sufficiency goals. The PBCHA works closely with Housing Partnership to provide Homeownership counseling to participants interested in becoming homeowners.

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 is presently one (1) active Resident Council Organization chartered at Drexel House. Initiatives are being put in place to establish Councils at other developments, with the collaboration of local agencies.

The PBCHA had one (1) resident elected for a three year term serving on its Board of Commissioners, as required by Florida Statutes. All residents are invited to various Board meetings and their comments are usually solicited regarding policy, living environment, and/or management issues.

The PBCHA has a computer learning center at the main office and computer labs for resident use at all Public Housing locations; and a reading program at Schall Landings and a Teen Outreach Program at Dyson Circle Apartments.

#### **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 Career Source PBC (formerly 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 three (3) Housing Authorities operating within the Palm Beach County Urban County Program jurisdiction is currently designated a troubled Housing Authority.

Both the Palm Beach County Housing Authority and the Pahokee Housing Authority were designated a High Performer agency by the U.S. Department of Housing and Urban Development.

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

### **Introduction**

Palm Beach County is dedicated to improving housing opportunities of all its residents including the homeless population and those threatened with homelessness. Governments and non-profit agencies 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 to the County 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. The outreach efforts include initially assessing the homeless individuals/families needs in order to provide the appropriate housing and supportive services referrals. The Service Prioritization Decision Assistance Tool (SPDAT), an evidence-informed approach to assess an individual's or family's acuity was approved by the Homeless and Housing Alliance as the initial assessment tool to be used during the outreach process. The tool prioritizes who to serve next and why, and identifies the areas in the person/family's life where support services are necessary for them to avoid housing instability. 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, a 60 bed emergency facility, will continue to serve as the main point of access for homeless services in Palm Beach County. Homeless individuals and families will continue to be referred to the Lewis Center from the County's Homeless Outreach Team as well as law enforcement. Homeless persons will continue to be able to receive initial screenings for referrals to the Lewis Center via telephone.
- The Homeless Coalition will continue to coordinate the Homeless Projects Connects events throughout the County during FY 2015-2016, These events allow the allow the homeless population to receive free haircuts, toiletries, 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 will observe National Hunger and Homelessness Awareness 2015 (November 14-22, 2015). The County will sponsor multiple activities during this week, to include outreach and education.
- Palm Beach County's Homeless Outreach Team (HOT), which spearheads the County's homeless outreach program, will continue to utilize the SPDAT to conduct initial screenings in the field in

an effort to determine what programs and services are most needed by the homeless population. The HOT Team will continue to travel to various locations within Palm Beach County where homeless people are known to congregate to conduct these on-site assessments.

- 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 the homeless.

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

The County will continue to provide funding (both federal and non-federal) for the operation and maintenance of local emergency shelters and transitional housing facilities and for the implementation of supportive services provided by these facilities. These facilities will provide shelter and supportive services to homeless families with children, single men including men recently released from incarcerated and single women, victims of domestic violence, homeless veterans, unaccompanied youth, and the chronic homeless. The Homeless and Housing Alliance has prioritized emergency shelter for families with children and transitional housing for single males as a priority under the Emergency Solutions Grant (ESG) Program. These populations tend to be the most in need of emergency shelter and transitional housing. The County will continue to use the maximum amount allowable under the ESG Program to fund activities under the ESG's Emergency Shelter component. For the upcoming fiscal year \$260,231 was allocated for emergency and transitional housing activities under the ESG Program and 995 homeless individuals are projected to receive shelter assistance.

Palm Beach County established the Lewis Center in response to the need to develop a local homeless response system. The Lewis Center will continue to serve as the main point of entry for the homeless population to access services. The facility's beds will continue to be used to accommodate homeless single men and women who are eligible to receive services but cannot be immediately placed in other housing situations. Persons staying at the Lewis Center will receive the same supportive services as those persons who reside in other emergency shelters or transitional housing facilities. For Fiscal Year 2015-2016, the County will allocate \$646,976 of Community Development Block Grant funding for the operation of the Lewis Center to assist 7,000 persons.

Palm Beach County will continue to support emergency shelters and transitional housing facilities by providing financial assistance to community-based organizations through its Financially Assisted Agencies (FAA) Program. During Fiscal Year 2015-2016, the County will allocate \$11,290,068 of FAA funding to twenty-two (22) agencies that operate emergency shelters or transitional housing facilities. It is expected that approximately 25,500 persons will receive assistance.

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

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

- The County will continue to provide funding (ESG and non-ESG) to support a Rapid Re-housing Program based at the County's Homeless Resource Center. The program will provide financial assistance to 150 homeless individuals/families to regain stability in permanent housing. The financial assistance will include security deposits, rental assistance, utility deposits and utility assistance. These households will also be provided with case management and other supportive services.
- Palm Beach County will continue to utilize funding through HUD's Continuum of Care to support the operation of permanent supportive housing programs which will provide housing to 801 individuals/140 families.
- State Housing Initiative Partnership (SHIP) funds will be used by Palm Beach County to operate a Housing Reentry Assistance (REAP) Program. This program will provide rental security and utility deposits to 100 eligible households whose income is up to 50% AMI.
- The County will utilize HOME funds to implement a Tenant Based Rental Assistance (TBRA) Program. The program will provide direct financial assistance to households for rental deposits and monthly rental subsidies. This assistance will allow 11 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 during Fiscal Year 2015-2016 will include:

- Palm Beach County will continue to support funding applications aimed at ending chronic homelessness.
- The County will provide Continuum of Care funding to three (3) agencies (The Lord's Place, Gulfstream Goodwill, and Jerome Golden Center) that directly assist the chronic homeless population.
- The County will support 1 agency agencies with ESG dollars to address the needs of the chronically homeless.
- Palm Beach County will establish a South County Homeless Resource Center which will primarily serve homeless families. Community Development Block Grant (CDBG) funds in the amount of \$175,000 will be used to rehabilitate a county-owned building which will become the Resource Center.

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

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

- Palm Beach County will continue to provide direct financial assistance in the form of emergency rent and/or utility payments to individuals and families in order to prevent the household from becoming homeless. Homeless prevention funds will target those households who would become homeless without the assistance. The County will utilize funding made available under Ryan White Part A, Financially Assisted Agencies (FAA), PBC Ad valorem, and Emergency Food and Shelter Program to provide homeless prevention assistance.
- The County will continue to support funding to operate a Travers' Aid Program. This program will provide relocation assistance to homeless families/individuals who find themselves stranded in Palm Beach County. The assistance will be in the form of a one way bus ticket that will allow the homeless individual to return to a support system outside of Palm Beach County.
- The County will continue to coordinate with The Department of Children and Families (DCF), Child-Net, and other agencies that support organizations that provide housing and support services for youth who have aged out of the foster care system.
- PBC's DES will continue to support applications to Federal/State and other programs that are seeking funding to provide services to address the needs of households who find themselves threatened with homelessness. This support will be 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 hospitals 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**

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, youth aging

out of foster care, 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)**

### **1. Introduction**

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

### **2. 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 identifiable barriers to affordable housing, will continue to implement the following strategies:

- The PBC Planning, Zoning, and Building (PZB) Department will continue to examine the effects on affordable housing of policies set forth in the Future Land Use Element and the Housing Element of the Comprehensive Plan.
- County land development regulations will allow for Zero Lot Line Developments which utilize less land to develop housing and thereby reduces its cost.
- County land development regulations will allow for an Accessory Affordable Housing land use category which permits 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.
- PZB will implement a mandatory Workforce Housing Program (WHP). The WHP requires the provision of workforce (60 – 140% AMI) units in all new housing developments of 10 or more units located in the unincorporated county. Development of the required workforce units is facilitated by certain incentives including density bonuses up to 100% and flexibility to traffic standards to allow for up to 30% greater volume on affected roadway segments.
- PZB will implement a voluntary Affordable Housing Program (AHP), a voluntary program, which stimulates the development of affordable units (<60% AMI) in all new developments of 10 or more units located in the unincorporated county. The AHP requires 65% of total project units to be affordable in exchange for density bonuses incentives.
- PZB's One-Stop Permit Process lessens the time required for developers to acquire necessary building permits, reducing interest costs to developers of affordable housing.
- The County's Impact Fee Ordinance will minimize impact fees for new development of smaller, more affordable homes, by calculating impact fees on the total square footage of the home.

- The Department of Economic Sustainability will implement the Impact Fee Assistance Program, which utilizes investment earnings from impact fees collected on roads, parks, and public buildings to offset impact fees on the development of affordable housing projects for households at or below 120% of Area Median Income (AMI).
- The County Engineer’s Municipal Services Taxing Unit Program provides paving and drainage improvements throughout the unincorporated county. The program will help maintain housing affordability by allowing assessments for such infrastructure improvements to be paid over a period of 20 years to reduce the financial impact on property owners.
- The PBC Water Utilities Department’s Deferred Payment Program will reduce the financial impact on property owners of assessments levied for installation of public water and sewer systems within its service area. This program will allow assessments to be paid back over a period of 20 years with an annual interest rate of 5.5%.
- The Palm Beach County Property Appraiser’s Office will administer property tax exemptions which contribute to housing affordability, including:
  - Homestead Exemption;
  - Active Military Service Exemption;
  - Civilian Disability Exemptions;
  - Disabled Veterans Exemption;
  - Senior Exemption;
  - Widow/Widower Exemption; and
  - Institutional Exemptions.

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

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

### **Introduction:**

Palm Beach County is active in devising strategies to address the needs of low and moderate income persons, homeless families, and underserved populations. The majority of the plans and strategies mentioned in the 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 2015-2016, 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 HOME and SHIP Programs and the remaining NSP program income generated from NSP activities;
- 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 Program;

- 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 2015 - 2016, Palm Beach County will preserve and enhance the supply of decent and affordable housing for very-low, low-, moderate-, and middle-income (0 – 120% AMI) residents of the County by:

- Financing the purchase of single-family homes for owner occupancy through first and second mortgages, and down payment or closing cost assistance;
- Providing HOME Program funds to certified Community Housing Development Organizations (CHDOs) for the acquisition, rehabilitation, and new construction of single-family housing for ownership and single-family or multi-family housing for rental;
- Providing HOME Tenant-Based Rental Assistance funds for the housing of very-low income homeless families and individuals and those at risk of homelessness;
- Utilizing HOME funding to leverage non-federal and private housing investments in the local community;
- Assisting very-low income households to obtain rental housing by providing SHIP funding for first/last months' rent and security deposits;
- Utilizing SHIP funding to acquire, rehabilitate, and improve housing for veterans and special needs households;
- Utilizing SHIP funding to re-roof and make other emergency repairs to owner-occupied single-family homes;
- Ensuring, through deed restrictions and monitoring, that housing assisted with Federal and State funds administered by DES remains affordable for a prescribed period;
- Funding partner agencies undertaking activities to preserve the existing affordable housing stock, including foreclosure prevention, mortgage modifications, refinancing, and other work out strategies to retain decent and safe housing options throughout Palm Beach County;
- Supporting affordable housing in socioeconomically diverse communities (divestiture of clustered poverty housing);
- Evaluating policies and programs that impede affordable and workforce housing pursuant to FL §420.9076;
- Implementing the Planning, Zoning, and Building Department's Workforce Housing Program, which mandates that housing units in new residential development be provided for households with incomes between 60% and 140% of AMI. The program also provides a density bonus incentive to developers to increase the number of total units in a new development based on the percentage of workforce housing units;
- Implementing the PZB Affordable Housing Program, whereby developers of new residential developments may receive certain incentives in order to provide affordable housing units to <60% AMI households; and

- Implementing the Impact Fee Assistance Program to support the new development of affordable housing.

### **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 the Palm Beach County Health Department 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 (formerly known as the PBC Health Department) 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.

The Florida Health PBC will continue to apply for grant funding in order to implement lead-based paint reduction programs.

Lead-based paint remediation is specified in the DES Residential Rehabilitation Program Policies approved by the Board of Palm Beach County Commissioners, effective January 24, 2012. To relieve the

financial burden of homeowners, the Residential Rehabilitation Program Policy provides a grant to the homeowner of up to \$10,000 to abate lead-based paint. DES will continue to require inspections of residential structures built prior to 1978 for lead-based paint hazards as relative to rehabilitation funded under a federal or state program. DES will require lead-based paint inspections of commercial buildings built prior to 1978, if the buildings will be used by children.

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

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

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

- 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 provide support for the Lutheran Services Florida (LSF), a non-profit, to administer the Head Start and children services program for low income preschool children from birth to 5 years. LSF receives federal funds for operations.
- 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 job creation and retention opportunities, 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 a strong institutional structure which manages and delivers benefits from the community development programs which are undertaken each year. Entities involved in this endeavor are departments of Palm Beach County government, private non-profit organizations, other local 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, Parks and Recreation, 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
- Provide HOME funding to CHDOs to enhance the provision of Affordable Housing.

The system's strengths include the high number and variety of public and private organizations within the County that are involved throughout the year in providing housing, public services, economic development services, homeless services and other community development activities such as capital improvements, infrastructure, and public facilities. Although the County strongly encourages coordination and communication between community development players, many agencies still tend to primarily within their service niche. Oftentimes this means a lack of communication and awareness of other agencies and the existent services within the County. Further, a lack of funding to support the County's community development needs has also been identified. PBC will continue to facilitate a partnership strategy to implement Consolidated Plan activities and bring together a variety of entities and their skill sets to address the County's needs.

The County's service delivery system for the special needs and homeless population works due to the community collaboration of the large number of service providers. The Homeless and Housing Alliance

has member organizations whose mission is to provide vital services to persons with disabilities and special needs. Services provided range from education to housing assistance. The County's sole Homeless Resource Center is located in eastern PBC, and the majority of service providers and their outreach teams also concentrate their operations in the eastern portion of PBC. Many eligible clients that reside in the western communities are underserved when it comes to access to housing options and/or support services. The County will continue to explore various options that would allow for western community residents to better access services and benefits. DES is responsible for certifying consistency with the Consolidated Plan for any housing-related activity that receives HUD funding and will continue to partner with a variety of entities to provide housing and non-housing activities in Palm Beach County.

### **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, Neighborhood Stabilization Programs (NSP) and Disaster Recovery Initiative Programs (DRI) are not the only source of funds used to implement the community development strategies which emanate from coordination between the County and its twenty-eight (28) municipal partners, and countless 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

- The County plans to coordinate with Palm Beach County Housing Authority, Belle Glade Housing Authority, Pahokee Housing Authority, Riviera Beach Housing Authority, the Community Land Trust of Palm Beach County, Neighborhood Renaissance, eight HOME designated CHDOs, Housing Leadership Council of Palm Beach and the treasure Coast, among other, to ensure the availability of affordable rental and homeownership housing units to persons with incomes at or below 80% of the AMI.
- The County also plans to continue to provide low interest loan funding, through competitive solicitations, from HOME, SHIP and other federal sources (such as NSP) to private for-profit or private not for profit organizations for construction of affordable rental units. Conditions regarding rental rates and accessibility/availability to homeless and special needs persons would be incorporated.

#### Homeless

- The Palm Beach County Community Services Department will promote coordination between the Homeless Advisory Board, Homeless and Housing Alliance, the Philip D. Lewis Center, the Homeless Coalition, and various non-profit entities providing homeless assistance and homeless

services (including those agencies funded under the CDBG and ESG programs) to ensure that duplication of services are minimized and that the needs of homeless persons/families and persons/families at risk of becoming homeless are effectively identified, managed and provided for.

#### Public Services

- The County's Economic Sustainability Departments, who manages the ESG and CDBG funds and the Community Services Department which oversees the ESG, SHP, Ryan White, Veterans' programs as well as a large sum of funds provided from ad valorem source to fund programs assisting homeless and special needs persons as well as to provide general public service activity coordinates with the many service providers to establish funding priorities and to promote coordination between the various providers.

## Program Specific Requirements

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

#### Introduction:

For Fiscal Year 2015-2016, the County expects to receive funding under the following CPD programs: CDBG (\$5,750,879); ESG (\$522,853); and HOME (\$1,530,410). 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 program 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, rapid re-housing and HMIS.

### Community Development Block Grant Program (CDBG)

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. 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 will benefit persons of low and moderate income	92.3%

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

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

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

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

HOME funds will be used to facilitate the undertaking of homebuyer activities. Pursuant to 24 CFR 92.254(a)(4) the following Recapture Provision will be implemented to ensure affordability of the units:

Principal 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 five years (up to \$15,000 HOME assistance), ten (10) years (\$15,000-\$40,000 HOME assistance), fifteen (15) years (\$40,000 plus HOME assistance), 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, is due in full based on the number of years that the property remains the beneficiary's principal residence. The affordability period commences on the date HOME funds are invested. This policy will be applicable to all HOME funded programs which are directly administered by DES, CHDOs, Developers or Subrecipients.

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) 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 amount of the repayment to the County is proportionate to the number of years that the property was the beneficiaries' principal residence. Funding of up to \$15,000 is secured in the form of a deferred payment for a period of five (5) years, without amortization. Funding in the amount of more than \$15,000, up to \$40,000, will have a ten (10) year affordability period, with an amortization component, reducing the principal amount owed by 10% annually. Assistance exceeding \$40,000 will have a fifteen (15) year

affordability requirement, with an amortization component reducing the principal amount owed by 10% annually. The recaptured funding is used to finance another affordable unit for an income eligible household.

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

During FY 2015-2016 Palm Beach County does not plan to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME and/or other federal funding. However, this activity may be implemented in subsequent years during the 5-Year Plan period. 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 housing policies.

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

**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, following the standards approved by the Continuum of Care for Coordinated Assessment, Emergency Shelter, Rapid Re-housing And Housing First 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 Rapid Re-housing Activities. Additionally, participants for 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– 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 that the Self-Sufficiency Matrix was not effective in establishing the most appropriate housing placements nor was it effective in prioritizing 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 with full implementation by July 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 September 15, 2014 to discuss and vote on the funding priorities for ESG. Emergency shelter for families with children and Transitional Housing for single men were established as priorities. These priorities were reviewed at the HHA meeting on October 23, 2014 and the decision was ratified by the HHA membership. The priorities were included in the Notification to the Public of Request for Proposal (RFP).
- On March 6, 2015 the Palm Beach County Division of Human and Veterans Services posted an RFP on its and DES's websites to solicit ESG applications. The RFP 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 RFP on the CoC's Twitter and Facebook page.
- The RFP stated the application deadline was 12:00pm, March 27, 2015. 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 March 13, 2015 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 six (6) 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 April 13, 2015. At the April 13<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.
- An appeal was filed by the YWCA and was reviewed by the Community Services Department Director and the chair of the Non-Conflict Grant Review Committee. Upon review of the application contents, reconsideration of the information submitted was completed. Based on the review, additional points were awarded allowing the application to be rescored and determined eligible for funding.

**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 Continuum of Care Program (CoC) 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 2015-2016 ESG funds to non-profit entities. Additionally, \$50,000 was set-aside for funding of CMIS, and \$39,134 was allocated for program administration.

**FY 2015-2016 EMERGENCY SOLUTIONS GRANT FUNDING RECOMMENDATIONS**

Agency	Recommended Funding					Beneficiaries (Individuals)		
	Emer. Shelter (ES) \$	Rapid Re-housing (RRH) \$	CMIS \$	Prog. Admin \$	Total \$	ES	RRH	TOTAL
Aid to Victims of Domestic Abuse	\$45,500				<b>\$45,500</b>	372		<b>372</b>
Center for Family Services	\$90,000				<b>\$90,000</b>	117		<b>117</b>
Salvation Army	\$93,000				<b>\$93,000</b>	36		<b>36</b>
YWCA	\$31,731				<b>\$31,731</b>	470		<b>470</b>
Adopt A Family		\$173,488			<b>\$173,488</b>		150	<b>150</b>
PBC Community Services			\$50,000		<b>\$50,000</b>	n/a	n/a	<b>n/a</b>
PBC Community Services/ Economic Sustainability				\$39,134	<b>\$39,134</b>	n/a	n/a	<b>n/a</b>
<b>TOTAL</b>	<b>\$260,231</b>	<b>\$173,488</b>	<b>\$50,000</b>	<b>\$39,134</b>	<b>\$522,853</b>	<b>995</b>	<b>150</b>	<b>1,145</b>

**Table AP8 – ESG Funding Recommendations**