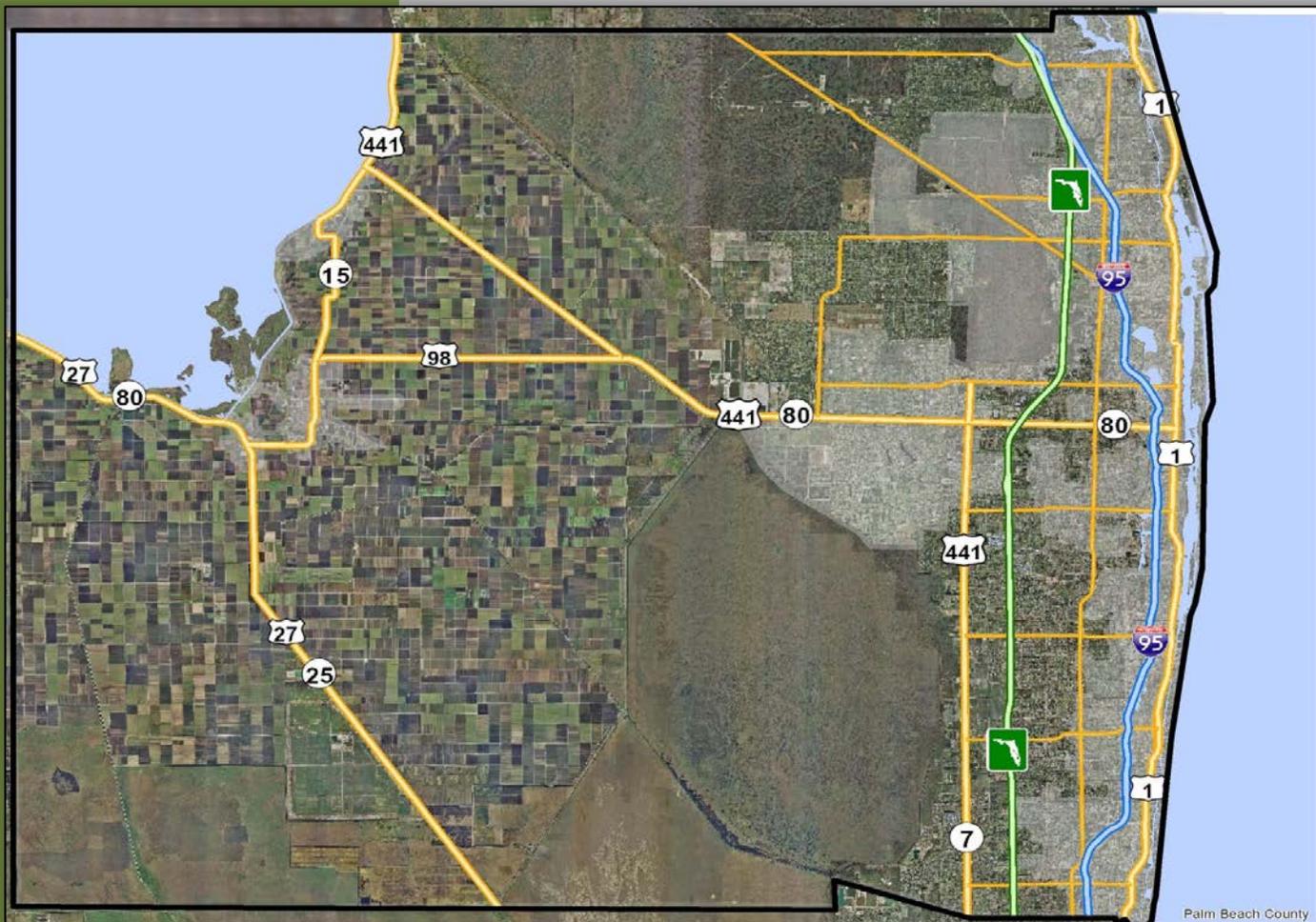


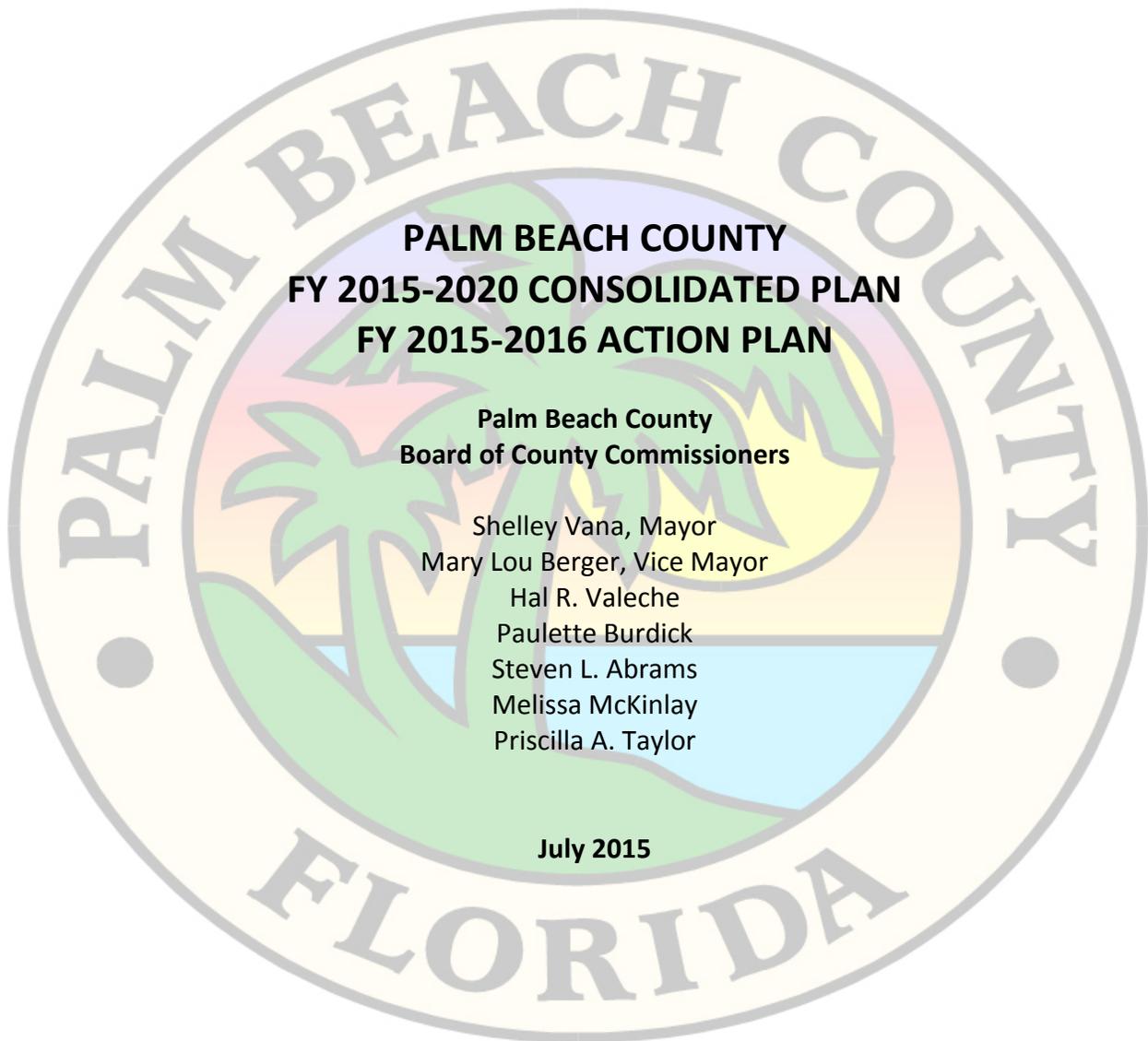


# PALM BEACH COUNTY FY 2015-2020 CONSOLIDATED PLAN FY 2015-2016 ACTION PLAN



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)





**PALM BEACH COUNTY  
FY 2015-2020 CONSOLIDATED PLAN  
FY 2015-2016 ACTION PLAN**

**Palm Beach County  
Board of County Commissioners**

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**July 2015**



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# Executive Summary

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

### 1. Introduction

The United States Department of Housing and Urban Development (HUD) requires that all jurisdictions entitled to receive funding under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs develop a Consolidated Plan for community development no less than every five years, and an Action Plan every year. Palm Beach County, in developing its Consolidated Plan sought and included input received from residents, community organizations, advocate groups, public agencies, non-profit organizations, municipalities, County Departments and other interested parties as related to the goals and objectives outlined in the Plan as well as to the geographic dispersion of benefits and investments. Assessments and market analysis were conducted to identify needs regarding affordable housing, homelessness, non-housing special needs, public services, public improvements, economic development and non-housing community development. In addition to the parties mentioned above, information was gathered through public outreach and community meetings, review of demographic and economic data, and housing market analysis.

The level of public involvement as well as the coordination which evolved from the participation of stakeholders ensured that the actions proposed in the Plan are coordinated and comprehensively addresses the six (6) major categories of priority needs identified in the Consolidated Plan, namely:

- Housing
- Homelessness
- Special Needs
- Public Services
- Public Improvement
- Economic Development

Palm Beach County Consolidated Plan is a planning document that guides funding strategies from FY 2015-2016 through FY 2019-2020 and applications for funding under all applicable Community Planning and Development formula grant programs.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Palm Beach County Consolidated Plan identifies priority needs related to affordable housing, homelessness, public services, special needs populations, public improvements, and economic development based on local market statistical analysis, needs assessments, and public input via a citizen participation process.

### Affordable Housing

Within the Palm Beach County Urban County Program's jurisdiction there are a total of 433,173 residential housing units, of which the majority are single-family unit structures. The primary housing tenure is homeowner, with three times more owner households than renter households. While there currently appears to be no shortage of housing units relative to the number of households in the Jurisdiction, there is an insufficient supply of housing units that are affordable to low and moderate income households. Only 19% of rental units and 49% of homeowner units are affordable to households within the jurisdiction earning 100% or below Area Median Income (AMI). Approximately 67% of owner units and 59% of renter units were built in 1980 or later. The rising cost of housing in the jurisdiction is most notably the biggest challenge currently facing many households. Given that this trend is likely to continue, low- and moderate-income households are expected to experience even greater housing cost-burden and/or overcrowded living situations during the 2015-2020 Consolidated Planning period. Of all households with incomes at 80% or below AMI, approximately 40% are Severely Cost Burdened (expending >50% of gross income on housing cost). Demand for rental housing has seen a significant increase over the past several years resulting in a shortfall of affordable rental housing. Also, the effects of the foreclosure crisis linger, and currently 1 in every 453 homes are some type of foreclosure action.

The Consolidated Plan proposes to address the housing problem in the following manner: For renters the goal is to increase the supply of affordable units to eligible very-low, low-, moderate and middle-income households as well as to veterans, elderly, disabled, or homeless households. It is proposed to construct a total of 645 new rental units, rehabilitate 100 existing rental units, and assist 510 households through rapid rehousing or with tenant-based rental vouchers. For owner units, the objective is to preserve the stock of affordable housing units by providing assistance to eligible very-low, low-, moderate and middle-income households as well as to veterans, elderly, and disabled homeowners to rehabilitate their homes, as well as to increase the supply of affordable housing by offering first and/or second mortgages to eligible households to acquire homes. The following accomplishments are projected: 425 housing units to be added, 200 units to be rehabilitated, 50 units to be rescued from foreclosure.

### Public Housing

The County has seven (7) housing authorities operating within its political boundaries, however, only three (3) of these are headquartered and have an overwhelming number of its publicly operated units located within the Palm Beach County Urban County Program's jurisdiction. These are: Belle Glade Housing Authority (BGHA), Palm Beach County Housing Authority (PBCHA), and the Pahokee Housing Authority (PHA). Together these three entities operate a total of 1,682 Public Housing Units and manage 2,275 vouchers which are comprised of 173 project-based and 2,102 tenant-based vouchers. Their waiting list comprises 3,443 households with 122 persons identified as requiring accessible units. The average annual income for an average household receiving public housing assistance is \$22,007, the average family size is 2.9 persons and the average length of stay in the housing program is 6.5 years.

## Homeless

Palm Beach County's 2015 Point In Time count (PIT) indicated that 1,421 persons were homeless on the day of the count with 596 of those individuals sheltered and 825 unsheltered. Of those experiencing homelessness, 25% (355 persons) had been homeless for more than 3 months but less than one year, while 47% (667 persons) had been homeless for one year or longer. The results indicate that males represent the largest percentage of the total adult homeless population and that 11% (164 persons) of the homeless population surveyed were military veterans. The PIT also demonstrated that over 50% of the homeless population is white, and the largest cluster by age is in the age group 24 to 60 years of age. Twenty-eight percent (28%) of the total homeless population on a given day have experienced homelessness four (4) or more times during a three (3) year period while 32% have experienced one prior episode of homelessness and 15% had no prior episode of homelessness. Finding and maintaining employment and locating affordable housing are the top reasons, persons exit homelessness.

The Plan projects that 33,000 persons will benefit from public service activities targeted to the homeless, and 2,100 persons will benefit from homeless prevention programs.

## Non-Homeless Special Needs

Palm Beach County has identified non-homeless special needs populations as: elderly, persons with disabilities (physical, mental or developmental), persons with addictions, persons with HIV/AIDS and their families, youth aging out of foster care, victims of domestic violence, veterans, and ex-offenders. These populations experience certain common housing and service needs, such as: lack of affordable housing, lack of job opportunities, limited income, etc. Palm Beach County addresses these needs by working with agencies to provide services to these populations and working to increase the supply of affordable housing in the County. It is anticipated that over the five-year period, 5,235 persons will be provided with special needs services and 50 households with special needs housing assistance.

## Non-Housing Community Development Needs

### ***Public Facilities***

Palm Beach County's public facility needs are diverse and encompass the provision of new facilities or the expansion/rehabilitation/modernizing of others. The goal is for all public facilities to operate at their most efficient and cost effective level of service. Existing parks and other public buildings are in need of upgrades and made to be handicapped accessible. Modernization of parks, recreation centers, children playground and athletic facilities is required to meet the needs of the children and younger adult population. Needs have been identified for community centers located within neighborhoods, and for spaces for the community to meet, organize and build capacity. It is estimated that over the five-year period, 160,000 persons will benefit from public facility project.

### ***Public Improvements***

Palm Beach County strives to make available efficient public improvements and infrastructure in order to ensure the highest possible quality of life to its residents. There is a need for new and/or improved drainage, improved and expanded potable water and waste water distribution and treatment systems,

and improved streets and sidewalks. It is estimated that over the five-year period, 163,000 persons will benefit from public improvement projects.

### ***Public Services***

Palm Beach County has identified the following public services needs which will be addressed: child care, after school care, health, domestic violence, homelessness, disabled, senior, abused and neglected children, youth, housing counseling, fair housing counseling and job training. The Plan envisions the provision of public services to enhance the living environment of the target populations by addressing basic needs that they do not have or cannot afford. Some 7,500 persons are expected to be assisted over the period. Additionally, some 200 persons are expected to directly benefit from the provision of fair housing activities.

### ***Economic Development***

The County will provide economic development services to businesses (new, expanding, or wishing to relocate to the County), to provide and coordinate participation in economic development programs operated by the County, State and federal government. Further, the County will undertake U.S. Economic Development Administration (EDA) activities through business incubators and CDFIs to provide assistance to small businesses and microenterprises. A total of 400 jobs will be created under the economic development services component and 250 businesses are projected to be assisted. Economic Development Assistance will create 245 jobs and assist 120 businesses.

### ***Other (Code Enforcement, Demolition and Clearance)***

A need has been identified to support the work of municipal code enforcement programs in their mission to identify and take actions to cure code violations in specifically delineated target areas. There is also a need for the demolition of unsafe and vacant structures which pose a threat to health and safety. The Plan targets 100,000 persons to benefit from the code enforcement activity and 50 dilapidated structures to be demolished.

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

Progress towards Consolidated and Action Plan goals are reported yearly through the Consolidated Annual Performance and Evaluation Reports (CAPER). The FY 2013-2014 CAPER reported the results achieved in the fourth year of the FY 2010 to 2015 Consolidated Plan. Palm Beach County has attained a substantial level of success in achieving the targets established in the Consolidated Plan. The County exceeded the goals set for housing, public services, and economic development. The County's accomplishments relating to capital improvements and homeless were also commendable. The following describes the extent to which the goals and objectives outlined in the Consolidated Plan and the FY 2013-2014 Action Plan were realized:

### **Economic Development**

The Consolidated Plan projected that economic development activities undertaken by the County would generate a total of 735 full time equivalent (FTE) jobs. By the close of the fourth year of the Consolidated Plan, 5,063 FTEs had been created under various economic development projects. During

FY 2013-2014, it was anticipated that 33 FTEs would be created, however the County exceeded that target, creating 121 FTEs. Economic Development activities have a high priority.

**Capital Improvements**

The Consolidated Plan projected 158,338 persons would be assisted through various capital improvement projects. To date 106,038 persons have benefited from these projects. A total of 40,385 persons were to have benefited during FY 2013-2014, however 37,515 persons actually benefited during the fiscal year. Due to the lengthy implementation process for capital improvement projects, many projects are not completed during the fiscal year in which they were funded. The following table depicts capital improvement activities, targets and accomplishments.

Target Areas	Consolidated Plan			FY 2013-2014		
	Target	Accomp.	%	Target	Accomp.	%
<b>Capital Improvements</b>	158,338	106,038	67	40,385	37,515	93
Water & Sewer	76,206	52,285	69	19,668	14,465	73
Drainage	6,519	19,077	293	8,155	4,546	56
Street & Sidewalk Improvements	22,263	8,524	38	8,415	2,087	25
Parks and Recreational Facilities	53,350	26,152	49	4,147	16,417	396

**Homeless**

The Consolidated Plan projected that 5,735 persons would be assisted with emergency shelter and 4,530 persons would receive homeless prevention assistance. At the end of the fourth year, 14,239 persons (248.8%) received emergency shelter and 2,176 (48%) received homeless prevention assistance. During FY 2013-2014, it was anticipated that 8,547 persons would receive emergency shelter and 468 persons would be assisted with homeless prevention. Emergency shelter was provided to 7,508 persons (88.6%) and 485 persons (103.6%) received homeless prevention assistance. The County recognizes that homeless prevention assistance is provided on an as needed basis so projected five year target may not be realized.

**Public Services**

The Consolidated Plan projected 46,968 persons would be assisted through various public service activities. To date 16,209 persons have benefited from these projects. A total of 2,386 persons were to have benefited during FY 2013-2014. During the past fiscal year, 2,488 persons benefited. To date, the public service activities have served approximately 34.5% of the total number of persons projected to serve. Two years ago, the BCC directed that seventy-five percent (75%) of the available funding for public services be allocated to support operational costs for the Senator Philip D. Lewis Center, thus impacting the funding awarded to other agencies to provide public services. The following table depicts public services activities, targets and accomplishments.

Target Areas	Consolidated Plan			FY 2013-2014		
	Target	Accomp.	%	Target	Accomp.	%
<b>Public Services</b>	46,968	16,209	34	2,386	2,488	104
Housing / Fair Housing Counseling	35,000	7,646	22	1,300	578	44
Health Services	7,800	3,146	40	646	636	98
Disabled Persons	2,249	1,416	63	150	244	163
Child Care	1,069	362	34	100	88	88
Abused and Neglected Children	700	808	115	158	184	116
Victims of Domestic Abuse	150	2,831	189	32	758	237

### **Housing**

The Consolidated Plan projected that 1,227 rental units and 700 home ownership units would be assisted. At the end of the fourth year, 3,222 (167.2%) rental units and 492 (70.2%) home ownership units were assisted. During FY 2013-2014, 249 rental units and 45 home ownership units were projected, and a total of 435 (174.6%) rental units and 63 (140%) homeownership units were realized.

#### **4. Summary of citizen participation process and consultation process**

Palm Beach County began its citizen participation process with two public meetings to advise the public of the consolidated planning process for the next five year period and to seek public comment on the process. These meetings were held on December 9, 2014 (Eastern County Meeting) and on December 11, 2014 (Western County Meeting). A notice advertising these meetings was published on November 30, 2014 in the Palm Beach Post, on the Department of Economic Sustainability's website and sent via email to all municipalities, county departments, and other partners of the Department.

On April 8<sup>th</sup> and 9<sup>th</sup>, 2015, the Consolidated Plan and funding recommendations under the Action Plan were presented to the public at two public meetings held in eastern and western Palm Beach County. Public comment was sought out on the consolidated planning process and the proposed funding recommendations by DES via an email account, [descomments@pbcgov.org](mailto:descomments@pbcgov.org). Notice of these meetings were published on March 22, 2015 in the Palm Beach Post, on the Department of Economic Sustainability's website and sent via email to all municipalities, county departments, and other partners of the Department. Additionally, the published notice also included information on the public workshop held before the Board of County Commissioners (BCC) on April 28, 2015.

On April 13, 2015, the Non-Conflict Grant Review Committee met in a public meeting to review Emergency Solution Grant (ESG) applications submitted via a RFP published on March 4, 2015 and to make funding recommendations on the applications. The meeting was posted on the Palm Beach County Department of Community Services website and on social media.

On April 28, 2015, the Consolidated Plan and the funding strategy recommendations for the Action Plan were presented to the Palm Beach County Board of County Commissioners (BCC) at a public workshop for discussion.

On June 29<sup>th</sup> and 30<sup>th</sup>, 2015, two additional public meetings were held in western and eastern Palm Beach County to explain the Consolidated Plan and the Action Plan funding recommendations, and to seek public comments before the BCC public hearing on July 21, 2015. Notice of all meetings were published in the Palm Beach Post on June 21, 2015, on DES's website and partner agencies/municipalities were directly notified.

Finally, the Consolidated Plan and the Action Plan were presented to the BCC for approval at a Public Hearing on July 21, 2015.

Through the citizen participation process, the County consulted with all of its municipal partners, various county departments, numerous private non-profit service providers, housing authorities, housing developers, community redevelopment agencies, advocacy groups, and economic development entities. Additionally, the County solicited input at the meetings of various other bodies, including the Homeless Advisory Board, the Homeless and Housing Alliance, the Housing Leadership Council, and the Countywide Community Revitalization Team.

## **5. Summary of public comments**

### Eastern County Meeting – December 9, 2014

Summary of comments received are as follows: Clarification on market data that applies to the Palm Beach County jurisdiction; clarification on the use of HOME funds in entitlement municipalities; adding a food distribution strategy to the Consolidated Plan; identification of existing and proposed CDBG Target Areas; request that in regard to the homeless population, that the Consolidated Plan look to incorporate very low income populations to estimate how many people need services; need to address underserved /chronic homeless populations; request if a strategy would be incorporated so that non-profits could access CDBG funds to make public improvements; support for the need for parks; suggestion to place a provision within an economic development agreement to assist with the creation of jobs as a condition of investment.

### Western County Meeting – December 11, 2014

Summary of comments received are as follows: Attendees asked questions in regard to obtaining funds for a non-profit agency and needs of the local community.

### Eastern County Meeting – April 8, 2015

Summary of comments received are as follows: Will public comments received be available to the general public; is the 20% allocated for program administration under the CDBG Program steep, relative to other grants; are there other resources available for rental housing development; is there a comprehensive list of eligible activities under the CDBG Program.

Western County Meeting – April 9, 2015

No comments were received at this meeting.

Non-Conflict Grant Review Committee Meeting – April 13, 2015

No comments were received at this meeting.

BCC Workshop – April 28, 2015

Summary of comments received are as follows: One commissioner expressed her concerns in regard to the chronic homeless population in Palm Beach County and the need to provide services to this population. Other commissioners stated that what was needed to help this population was a multifaceted plan to address those needs in a comprehensive fashion. One commissioner pointed out that housing is needed for special needs populations, particularly adults with disabilities. Several commissioners asked questions about the need to address the situation with unaccompanied minors, who are abused and neglected or who are not part of the foster care system, and who may become a part of the homeless population. One comment was received in regard to homeless persons who are trying to obtain housing and that while federally funded housing has specific restrictions on renting to ex-offenders (sex offenders and drug trafficking) local issues may restrict felons further from access to housing; currently local landlords have the right to deny felons from renting their properties.

Western County Meeting – June 29, 2015

No comments were received at this meeting.

Eastern County Meeting – June 30, 2015

Summary of comments received are as follows: The housing goals should address the need for new construction of homeownership units; youths aging out of foster care should be designated as a special needs category.

BCC Public Hearing – July 21, 2015

No comments were received at this meeting.

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

Eastern County Meeting – December 9, 2014

All comments/views expressed at the meeting were considered when preparing the draft Consolidated Plan

Western County Meeting – December 11, 2014

All comments/views expressed at the meeting were considered when preparing the draft Consolidated Plan

Eastern County Meeting – April 8, 2015

All comments/views expressed at the meeting were considered when preparing the draft Consolidated Plan and Action Plan

Western County Meeting – April 9, 2015

No comments were received at the meeting.

Non-Conflict Grant Review Committee Meeting – April 13, 2015

No comments were received at the meeting.

BCC Workshop – April 28, 2015

All comments/views expressed at the meeting were considered when preparing the draft Consolidated Plan and Action Plan

Western County Meeting – June 29, 2015

No comments were received at this meeting.

Eastern County Meeting – June 30, 2015

All comments/views received were addressed by the Consolidated Plan viz: new construction of homeownership units is a strategy in the Plan and youth aging out of foster care was included as a special needs category.

BCC Public Hearing – July 21, 2015

No comments were received at this meeting.

## **7. Summary**

The Consolidated Plan sets forth strategies for the use of funds received from the U.S. Department of Housing and Urban Development to guide Action Plan funding allocations. The Plan identifies needs in the areas of housing, economic, and community development, and sets forth broad strategies for the use of Community Development Block Grant (CDBG), HOME Investments Partnership (HOME) Program, and Emergency Solution Grant (ESG) funds for a period of five fiscal years. The FY 2015-2016 Action Plan sets forth funding allocations for \$7,804,149 in CDBG, ESG and HOME funds to undertake housing, community development, and economic development activities. The Action Plan will address the following goals under the Consolidated Plan: Affordable Rental Housing, Public Services, Public Facilities, Public Infrastructure, Fair Housing, Homeless Services, Homeless Prevention, and Economic Development.

The citizen participation process involved nine (9) public meetings, notices of which were advertised in the Palm Beach Post, posted on county websites, emailed directly to interested parties, or posted on social media sites. Members of the public were provided the opportunity to comment on the funding strategies envisioned for the CDBG, ESG and HOME programs under the Consolidated Plan and the Action Plan. Public comments helped shape the funding strategies and activities that were ultimately included in both plans.

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## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PALM BEACH COUNTY	Economic Sustainability
HOME Administrator	PALM BEACH COUNTY	Economic Sustainability
ESG Administrator	PALM BEACH COUNTY	Community Services

**Table 1 – Responsible Agencies**

#### Narrative

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

#### Consolidated Plan Public Contact Information

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

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

### **1. Introduction**

During the preparation of the Consolidated Plan, Palm Beach County's Department of Economic Sustainability (DES) sought input from members of the public, private and public agencies, municipalities, and other interested parties at various stages to ensure that their views and interests are represented in the document. Specifically, these entities are invited to public meetings held by DES to disseminate information about the CDBG, ESG and HOME Programs and to solicit feedback about the community's housing and community development needs. The County's Consolidated Plan is presented to the public and to the Board of County Commissioners at public meetings. DES accepts public feedback at all meetings, both in writing and orally. A notification process is also established to advise each stage of the process. This process includes public notices, announcements on the DES website and direct correspondence to interested parties.

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

Strategies implemented by Palm Beach County to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies are spearheaded by several County departments. Housing strategies, in general, are primarily formulated and implemented by the Department of Economic Sustainability in collaboration with the Planning, Zoning and Building Department and the Community Services Department. These three Departments formulate County funded programs and policies which guide the provision of housing for low- and moderate income persons, workforce housing and housing for homeless persons and persons with special needs. Initial development of these programs and policies are all assisted with input from the public at large and interested groups and agencies such as the Homeless and Housing Alliance (HHA), Homeless Advisory Board (HAB), and the Housing Leadership Council of Palm Beach County (HLCPCB). The HHA primarily represents the interest of homeless and special needs population and is comprised of homeless and special service housing providers. The HAB is constituted by representatives of various community and business sectors, and provides public policy recommendations to the County. The HLCPCB, a coalition of business, civic and community leaders advocate for the provision of affordable workforce housing in Palm Beach County for workers at all income levels. Palm Beach County participates in their meetings.

Coordination between the County and public housing providers is also enhanced by the need for the Public Housing Authorities to obtain a determination from the County that their annual plans and strategies are consistent with the goals of the County's Consolidated Plan. Similar consistency determinations are needed by housing developers seeking federal funding to finance Section 504 and Section 202 projects.

In regards to activities which enhances coordination between private and governmental health, mental health and service agencies coordination most of these are coordinated by the Community Services Department and is mainly undertaken through the Homeless and Housing Alliance (which has multiple representation from service providers from the health care, mental health, disability and service sectors) and through collaborating with agencies funded under the Financially Assisted Agency (FAA) Program.

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

Palm Beach County's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The HHA is a collaborative inclusive community-based process and approach to planning for and managing homeless assistance resources and programs effectively and efficiently to end homelessness in Palm Beach County. HHA membership is nonsectarian and nonpartisan. The current HHA membership includes interested citizens, formerly homeless persons, non-profit organizations, service providers, law enforcement, faith based agencies, governmental entities, educational organizations, and various civic groups. The Alliance is comprised of several committees and networking/task groups which have various roles and responsibilities. These committees include HMIS Oversight, Housing Inventory /Unmet Needs, Standard Policies and Procedures, and Performance Measures. The HHA is governed by an Executive Committee consisting of nine (9) members: two (2) funders, one (1) formerly homeless individual, one (1) domestic violence service provider, one (1) homeless family service provider, one (1) homeless individual service provider, one (1) faith based service provider, the Chair of the HMIS Oversight Committee, and one (1) veterans service provider. The Division of Human and Veteran Services (DHS) serves as the Lead Agency.

Palm Beach County has established and implemented a formal protocol for the discharge of youth aging out of foster care. The protocol involves collaboration with The Department of Children and Families (DCF), ChildNet, and several agencies to prevent homelessness for this specific group. The intent is to facilitate a smooth transition from the foster care system to self-sufficiency for youth ages eighteen to twenty-five years of age.

The Palm Beach County Sheriff's Office in coordination with the County's Division of Human Services has developed a discharge process that allows persons who were homeless prior to being incarcerated to voluntarily participate in the Continuum of Care's Homeless Service Programs. Prior to being released, staff of the Outreach Program meets with the inmate while in jail to complete an assessment and arrange for emergency shelter upon release from the correction facility.

Palm Beach County partners with Gulfstream Goodwill Industries to undertake the Offender Reentry Initiative, which provides reentry services in Central and Western Palm Beach County to ex-offenders. Services provided include case management, medical management, housing assistance, and peer support and other social service interventions. Employment services are also provided via referrals to

community partners. These services include job skill development, resume preparation and job placement.

Palm Beach County, in collaboration with the Florida Department of Corrections, facilitates the Regional and State Transitional Offender Reentry (RESTORE) Initiative. This activity provides inmates returning to Palm Beach County with pre- and post- release services to assist in their transition back into the community. This program receives referrals directly from the SAGO Palm Reentry Prison and offers residential and community case management services, family reunification, employment services, substance abuse counseling and other peer support groups. Additionally, the County will seek funding and support applications for funding for transitional housing and supportive services for ex-offenders.

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

Palm Beach County's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The County's Division of Human and Veteran Services (DHS) serves as the Lead Agency for the Homeless and Housing Alliance which is governed by an Executive Committee consisting of nine (9) members: two (2) funders, one (1) formerly homeless individual, one (1) domestic violence service provider, one (1) homeless family service provider, one (1) homeless individual service provider, one (1) faith based service provider, the Chair of the HMIS Oversight Committee, and one (1) veterans service provider.

In order to allocate ESG Program funds, the HHA's Executive Committee is requested by DHS to prioritize the eligible ESG components and to provide direction as to how to allocate the ESG award for the forthcoming fiscal year. The Executive Committee then presents its recommended priorities and distribution method to the full HHA for final approval. Once priorities and the distribution method for ESG funds are established, the following is conducted by the HHA:

- A Request for Proposals is issued. Only one proposal per organization is accepted.
- Proposals are evaluated and scored by a non-conflict Grant Review Board established by the Division of Human and Veteran Services.
- The Grant Review Board makes ESG funding recommendations, which in turn, will be forwarded to the Board of County Commissioners for final approval.

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

These reports will be used to evaluate the homeless programs operated within the CoC.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	CDBG and HOME Programs
2	<b>Agency/Group/Organization</b>	ADOPT-A-FAMILY
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
3	<b>Agency/Group/Organization</b>	AID TO VICTIMS OF DOMESTIC ABUSE
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs-domestic Abuse victims
4	<b>Agency/Group/Organization</b>	CHILDREN'S HOME SOCIETY
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
5	<b>Agency/Group/Organization</b>	CHILDREN'S PLACE AT HOMESAFE, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
6	<b>Agency/Group/Organization</b>	COALITION FOR INDEPENDENT LIVING OPTIONS
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
7	<b>Agency/Group/Organization</b>	CENTER FOR FAMILY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
8	<b>Agency/Group/Organization</b>	CHILDREN'S CASE MANAGEMENT
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Public Service
9	<b>Agency/Group/Organization</b>	HEALTHY MOTHERS/HEALTHY BABIES COALITION OF PALM BEACH COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service
10	<b>Agency/Group/Organization</b>	THE LORD'S PLACE
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
11	<b>Agency/Group/Organization</b>	JESUS AND YOU OUTREACH MINISTRIES
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
12	<b>Agency/Group/Organization</b>	LEGAL AID SOCIETY OF PALM BEACH COUNTY, FL. INC.
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing
13	<b>Agency/Group/Organization</b>	PLACE OF HOPE, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
14	<b>Agency/Group/Organization</b>	THE SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
15	<b>Agency/Group/Organization</b>	Redlands Christian Migrant Organization
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public service
16	<b>Agency/Group/Organization</b>	SEAGULL INDUSTRIES FOR THE DISABLED, INC.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public service

17	<b>Agency/Group/Organization</b>	URBAN LEAGUE OF PALM BEACH COUNTY, INC.
	<b>Agency/Group/Organization Type</b>	Housing Counseling
	<b>What section of the Plan was addressed by Consultation?</b>	Public service
18	<b>Agency/Group/Organization</b>	YOUNG WOMENS CHRISTIAN ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs-Domestic Abuse Victims
19	<b>Agency/Group/Organization</b>	VITA NOVA, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
20	<b>Agency/Group/Organization</b>	CITY OF BELLE GLADE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
21	<b>Agency/Group/Organization</b>	CITY OF PAHOKEE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
22	<b>Agency/Group/Organization</b>	CITY OF SOUTH BAY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
23	<b>Agency/Group/Organization</b>	CITY OF LAKE WORTH
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvement
24	<b>Agency/Group/Organization</b>	TOWN OF LANTANA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
25	<b>Agency/Group/Organization</b>	CITY OF GREENACRES
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvements
26	<b>Agency/Group/Organization</b>	CITY OF RIVIERA BEACH
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	capital improvements
27	<b>Agency/Group/Organization</b>	TOWN OF LAKE PARK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	capital improvements
28	<b>Agency/Group/Organization</b>	TOWN OF MANGONIA PARK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	capital improvements
29	<b>Agency/Group/Organization</b>	VILLAGE OF PALM SPRINGS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	capital improvements
30	<b>Agency/Group/Organization</b>	VILLAGE OF ROYAL PALM BEACH
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	capital improvements
31	<b>Agency/Group/Organization</b>	HOMELESS AND HOUSING ALLIANCE OF PALM BEACH COUNTY
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy

Table 2 – Agencies, groups, organizations who participated

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

Agencies and municipalities were invited to participate in the development of the Consolidated Plan at two regional meetings held on December 9 and 11, 2014. The meeting notice was also published in the local newspaper, placed on DES's website and emailed to interested agencies, municipalities and other County Departments. At these meetings, DES staff presented information on the Community Development Block Grant, Emergency Solutions Grant and HOME Investment Partnership programs. For

municipalities, those with target areas were mailed letters advising them of the availability of CDBG funding for projects within their boundaries and requesting the submission of a project from each municipality. Specific consultation also took place regarding the identification and addressing of homeless issues. DES staff addressed the Homeless Advisory Board on February 18, 2015 and the Homeless and Housing Alliance on February 26, 2015 to provide a brief overview of the Consolidated Plan process and to solicit their input and comments. The County will continue to collaborate with the Homeless and Housing Alliance to ensure the needs of homeless individuals and families are met.

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

Palm Beach County believes in a multi-faceted, collaborative approach to community development and strives to include all agencies from varied backgrounds to provide input essential to successful community development planning. This includes public service agencies, developers, community organizations, local governments/municipalities, and the public. The County adheres to its Citizen Participation Plan as an effective and comprehensive means for deriving local information for planning/community development needs. DES has endeavored to include all pertinent agencies in the consultation process and has not excluded any agency types from the opportunity to be consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Palm Beach County Department of Community Services/Homeless and Housing Alliance	<p>The CoC was created to bring all segments of the public community together to address the needs of the homeless. CoC objectives related to the Strategic Plan are:</p> <ul style="list-style-type: none"> <li>• Quantify the need for homeless services</li> <li>• Streamline the dissemination of the availability of homeless services</li> <li>• Coordinate solicitations for funding</li> <li>• Assist in increasing the capacity among service provider agencies</li> </ul>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Revitalization and Redevelopment Program	Palm Beach County Office of Community Revitalization (OCR)	<p>The CCRT goals correlate with DES’s Strategic Plan by:</p> <ul style="list-style-type: none"> <li>• Coordinating and facilitating community development projects in CCRT targeted areas, many of which mirror DES’s established target areas for revitalization and</li> <li>• Overseeing various community improvement programs, such as Neighborhood Partnership Grant Program, Neighborhood Street Lighting Program, and Home Beautification Improvement Program</li> </ul>
Glades Region Master Plan	Palm Beach County Department of Economic Sustainability (DES)	The Glades Region Master Plan will serve to provide a framework for economic development and redevelopment in the Glades, in which future infrastructure dollars can be utilized to implement plan objectives.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

In order to comply with Executive Order 12372 (Intergovernmental Review of Federal Programs), the Consolidated Plan was submitted to the Florida Department of Environmental Protection (Florida Clearinghouse) which then distributes the Plan to all relevant State departments, water management districts, and affected local agencies/municipalities for review and comments. The County also submits its documents to the Treasure Coast Regional Planning council for comments.

## **PR-15 Citizen Participation**

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

Palm Beach County's Citizen Participation Plan provides for citizens to participate in the development of the consolidated plan, any substantial amendments to the Consolidated Plan, and performance reports. Citizen participation is solicited via one or a combination of the following: public meetings, newspaper advertisements, website postings and direct notifications. Low- and moderate-income persons, particularly those living in predominantly low- and moderate income areas, slum and blighted areas and in areas where CDBG funds are proposed to be used, are particularly targeted. Palm Beach County also encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. During the development and implementation of the Consolidated Plan, the participation of municipalities forming the Urban County, local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations) is also encouraged.

In the case of public meetings where a significant number of non-English speaking residents can be expected to participate, upon request with at least three days notice, the County will make available bilingual translators. Palm Beach County complies with Americans with Disabilities Act (ADA) requirements as it relates to public meetings and related activities. All printed documentation incorporates a statement which serves to inform interested participants that it (the document) can be made available in an alternate format. Additionally, each public notice includes language which informs the reader of the availability of special arrangements for persons with disabilities; these arrangements will be made available with a three (3) day notice in advance.

Through collaboration with the public housing agencies within its jurisdiction, Palm Beach County encourages the participation of residents of public housing developments, along with other low-income residents of targeted revitalization areas in which the developments are located. The County makes efforts to provide information to the public housing agency about consolidated plan activities so that the public housing agency can make this information available to its residents.

As required by the Citizen Participation regulations, Palm Beach County has prepared a Plan to minimize displacement of persons and to assist any persons displaced through the implementation of any activity funded under the Consolidated Plan. The County's Residential Anti-displacement and Relocation Assistance Plan is included in the Five Year Consolidated Plan as a separate document. This Plan specifies the types and levels of assistance the County will make available (or require others to make available) to persons displaced, and states when and how the jurisdiction will make this information available.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community	On December 9, 2014, DES held a Regional Meeting at 100 Australian Avenue, West Palm Beach, FL to discuss the FY 2015-2020 Consolidated Plan and to present information on the FY 2013-2014 CAPER. The meeting was attended by representatives of non-profit agencies, municipalities, County departments and other interested parties.	Questions and comments were received from attendees in regard to forthcoming actions by the County under the CDBG and HOME Programs.	All comments were acknowledged and are made part of the citizen participation attachment to the plan.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>
2	Public Meeting	Non-targeted/ broad community	On December 11, 2014, DES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4th Street, Belle Glade, FL. The meeting was attended by representatives of the City of Pahokee and one local non-profit agency.	Questions and comments were received from attendees in regard to forthcoming actions by the County under the CDBG Program for the Glades area.	All comments were acknowledged and are made part of the citizen participation attachment to the plan.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>
3	Public Meeting	Non-targeted/ broad community	On February 18, 2015, DES staff gave a presentation on the Consolidated Plan before the Palm Beach County Homeless Advisory Board. The meeting was attended by county and local municipal leaders; and business and community leaders.	No comments received	No comments received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/ broad community	On February 26, 2015, DES staff gave a presentation on the Consolidated Plan before the Palm Beach County Homeless and Housing Alliance. The meeting was attended by representatives of local service providers.	No comments received	No comments received	
5	Public Meeting	Non-targeted/ broad community	On April 8, 2015, DES held a Regional Meeting at 100 Australian Avenue, West Palm Beach, FL to discuss the FY 2015-2020 Consolidated Plan and the FY 2015-2016 Action Plan. The meeting was attended by representatives of non-profit agencies, municipalities, County departments and other interested parties.	Comments were received about the Consolidated Plan.	All comments were accepted	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>
6	Public Meeting	Non-targeted/ broad community	On April 9, 2015, DES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4 <sup>th</sup> St., Belle Glade, FL to discuss the FY 2015-2020 Consolidated Plan and the FY 2015-2016 Action Plan. The meeting was open to representatives of non-profit agencies, municipalities, County departments and other interested parties.	No comments were received.	No comments were disallowed.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/ broad community	On April 13, 2015, the Non-Conflict Grant Review Committee of the Department of Community Services met to review applications for ESG funding.	No comments were received.	No comments were disallowed.	
7	Public Workshop	Non-targeted/ broad community	On April 28, 2015, DES sought Board direction on funding strategies outlines by DES at a BCC Workshop.	One comment was received on the difficulty of ex-offenders to find affordable housing	All comments were accepted.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>
8	Public Meeting	Non-targeted/ broad community	On June 29, 2015, DES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4 <sup>th</sup> St., Belle Glade, FL to discuss the FY 2015-2020 Consolidated Plan and the FY 2015-2016 Action Plan. The meeting was open to representatives of non-profit agencies, municipalities, County departments and other interested parties.	No comments were received.	No comments were disallowed.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>
9	Public Meeting	Non-targeted/ broad community	On June 30, 2015, DES held a Regional Meeting at 100 Australian Ave., West Palm Beach, FL to discuss the FY 2015-2020 Consolidated Plan and the FY 2015-2016 Action Plan. The meeting was open to representatives of non-profit agencies, municipalities, County departments and other interested parties.	One comment was received on the need for the new construction of homeowner units; another comment was received that youths aging out of foster care should be designated as a special needs category.	All comments were accepted	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Hearing	Non-targeted/ broad community	On July 21, 2015, DES presented the FY 2015-2020 Consolidated Plan and the FY 2015-2016 Action Plan to the Board of County Commissioners for approval	No comments were received.	No comments were disallowed.	<a href="http://www.pbcgov.com/des">www.pbcgov.com/des</a>

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Data used to compose the various Needs Assessment Sections of this Consolidated Plan were obtained from the 2000 Census; 2007-2011, 2008-2012, and 2013 American Community Survey (ACS); the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS); 2013 Florida Department of Law Enforcement crime statistics; PIH Information Center; 2015 Palm Beach County Homeless Point in Time Count and Shelter Survey, Information gleaned from the Comprehensive Plans of the County's participating municipalities, local interest groups, comments received from citizens, among others. In general the information helped produce a framework on which to base decisions in selecting priority needs that are specific to assist the residents of Palm Beach County. Priority needs formed the basis in choosing goals and objectives for the Consolidated Plan and activities proposed for the FY 2015-2016 Action Plan.

**Housing Needs Assessment:** While overall, there is an adequate supply of housing in Palm Beach County, the housing need of all income groups are not satisfied. There is a great need for housing which is affordable to residents at or below the AMI. Households in Palm Beach County experiences four types of housing problems: severe cost burden, cost burden, overcrowding and substandard housing. The incidence of the latter two is relatively insignificant but cost burden is very prevalent.

**Public Housing:** Three (3) public housing agencies are located within the Palm Beach County Urban County Program jurisdiction. These agencies operate a total of 1,682 public housing units and manage 2,275 vouchers which are comprised of 2,102 tenant-based and 173 project-based vouchers. Their waiting list comprises 3,443 households with 122 persons identified as requiring accessible units.

**Homeless Needs Assessment:** The major cause of homelessness in the County is the lack of affordable housing and an increase in poverty. The 2015 PIT Survey identified 1,421 persons as homeless on the day of the count (596 in shelter and 825 unsheltered). Over 50% of all homeless persons are white and male. Palm Beach County addresses the issue of homelessness by working with agencies on a countywide basis to provide support services to homeless individuals and families, and works to increase the supply of affordable housing within the County.

**Non-Homeless Special Needs Assessment:** Palm Beach County has identified the non-homeless special needs population as: elderly, persons with disabilities, persons with addictions, persons with HIV/AIDS and their families, and victims of domestic violence, veterans and their families, youths aging out of foster care, and ex-offenders. These populations experience many of the same housing and service needs including lack of affordable housing, lack of job opportunities, limited or no income, etc. Palm

Beach County addresses these needs by working with support agencies to provide services to these populations and works to increase the supply of affordable housing in the County.

**Non-Housing Community Development Needs:** Based on data reviewed, the county has the following non-housing community development needs: Public Facilities (new and upgraded parks, public buildings, recreational and athletic facilities) all operating at efficient level of service; Public Improvements (street, sidewalk and drainage improvements; water and waste water improvements); and Public Services (senior services, disabled services, child care and after school care, health services, homeless services, homeless prevention, domestic violence, youth, housing counseling, veterans, ex-offenders).

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The Palm Beach County Urban County Program Jurisdiction (the Jurisdiction) excludes the municipalities of Boca Raton, Boynton Beach, Delray Beach, Highland Beach, Jupiter, Ocean Ridge, Palm Beach Gardens, Wellington, and West Palm Beach. In 2011, the total population of the Jurisdiction was 879,715 persons constituting 346,559 households. Median household income was \$52,951, up 18% from 2000.

Among all households in the Jurisdiction, approximately thirty-six percent (36%) are Small Family Households (2 - 4 related members) and approximately seven percent (7%) are Large Family Households (5 or more related members). The remainder are non-family households. Forty-four percent (44%) of households contain elderly persons: 22% contain at least 1 person over 62 - 74 years of age and 22% contain at least 1 person age 75 or older. In contrast, only twelve percent (12%) of households contain 1 or more children age 6 years or younger.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	764,479	879,715	15%
Households	318,517	346,559	9%
Median Income	\$45,062.00	\$52,951.00	18%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	51,403	50,455	67,682	35,603	141,400
Small Family Households *	13,757	13,358	24,116	13,096	61,881
Large Family Households *	3,603	3,715	4,751	2,576	8,513
Household contains at least one person 62-74 years of age	10,254	11,312	13,847	7,363	33,556
Household contains at least one person age 75 or older	14,306	15,631	15,754	7,297	23,570
Households with one or more children 6 years old or younger *	8,003	7,051	9,097	4,597	13,282
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	839	158	274	115	1,386	103	250	174	174	701
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	384	319	323	148	1,174	85	124	189	59	457
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,024	1,245	1,277	274	3,820	639	594	873	555	2,661
Housing cost burden greater than 50% of income (and none of the above problems)	14,113	6,923	1,754	275	23,065	18,072	11,884	11,434	3,099	44,489
Housing cost burden greater than 30% of income (and none of the above problems)	1,828	6,557	9,001	1,997	19,383	5,005	9,888	12,411	7,914	35,218
Zero/negative Income (and none of the above problems)	1,602	0	0	0	1,602	2,542	0	0	0	2,542

**Table 7 – Housing Problems Table**

**Data Source:** 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	16,377	8,658	3,626	814	29,475	18,897	12,858	12,667	3,889	48,311
Having none of four housing problems	4,358	8,726	15,915	7,406	36,405	7,650	20,255	35,495	23,522	86,922
Household has negative income, but none of the other housing problems	1,602	0	0	0	1,602	2,542	0	0	0	2,542

**Table 8 – Housing Problems 2**

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	7,194	6,287	5,129	18,610	4,458	5,351	10,523	20,332
Large Related	1,614	1,653	560	3,827	1,522	1,210	2,010	4,742
Elderly	4,091	2,536	1,785	8,412	14,448	13,011	8,138	35,597
Other	4,885	4,439	3,719	13,043	3,296	2,686	3,846	9,828
Total need by income	17,784	14,915	11,193	43,892	23,724	22,258	24,517	70,499

**Table 9 – Cost Burden > 30%**

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	6,516	3,013	704	10,233	3,949	3,817	5,405	13,171
Large Related	1,354	674	105	2,133	1,347	757	924	3,028
Elderly	3,442	1,437	655	5,534	10,211	5,911	3,319	19,441

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	4,382	2,177	362	6,921	3,068	1,752	1,929	6,749
Total need by income	15,694	7,301	1,826	24,821	18,575	12,237	11,577	42,389

**Table 10 – Cost Burden > 50%**

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	1,183	1,354	1,206	303	4,046	629	578	753	519	2,479
Multiple, unrelated family households	253	230	299	124	906	98	129	307	105	639
Other, non-family households	40	0	115	44	199	0	0	0	0	0
Total need by income	1,476	1,584	1,620	471	5,151	727	707	1,060	624	3,118

**Table 11 – Crowding Information – 1/2**

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source Comments: 2007-2011 CHAS

**Describe the number and type of single person households in need of housing assistance.**

HUD’s Consolidated Plan Tool does not provide data on numbers of single-person households requiring housing assistance, therefore, data from the American Community Survey was used to derive this number. Since the information was not available for the Palm Beach County Urban County Program Jurisdiction, certain countywide percentages were applied to the data to yield estimates for the Jurisdiction. Countywide, 21.3% of all households are one-person owner households and 10.4% are one-person renter households. Applying these percentages to the total number of households in the jurisdiction (346,543) yields an estimated 109,854 one-person households, including 73,814 owners and

36,040 renters. CHAS data indicate that countywide, 44.9% of all households experience one or more housing problems, including 57.3% of renters and 41.3% of owners. Applying these percentages to the estimates of one-person households yields an estimate of 30,485 owners and 20,651 renters within the Urban County Program Jurisdiction which experience one or more housing problems and may need housing assistance.

Among persons living alone, median 2013 income was \$35,629. Men living alone had greater income than women living alone— \$36,944 versus \$27,324. Persons living alone aged 65 and older, had substantially less income than their younger counterparts—\$29,733 versus \$40,535 for men and \$23,526 versus \$35,692 for women. Based strictly on income, it is more likely that single-persons households constituted by women and persons aged 65 and older would be more likely to need housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Countywide level data on disabled households was utilized to generate estimates of disabled households in need of housing assistance. Countywide, 21.4% of all households have a disabled member age 15 years or older. Disabled owners represent 15.7% of all households, and 36.6% of all disabled owners are cost burdened among which 45.4% have incomes <50% AMI. Disabled renters represent 5.7% of all households, and 60.1% of disabled renters are cost burdened among which 66.5% have income <50% AMI. Applying these countywide percentages to the Urban County Program Jurisdiction yields an estimate of 74,171 households with a disabled member age 15 years or older, including 54,255 owners and 19,916 renters. There are an estimated 19,866 disabled and cost burdened owner households, of which 9,018 have incomes <50% AMI. There are an estimated 11,974 disabled and cost burdened renter households of which 7,959 have incomes <50% AMI.

According to Florida Department of Law Enforcement crime statistics, in calendar year 2013 there were 5,537 reported domestic violence offenses in Palm Beach County. These included 16 homicides, 150 forcible sex offenses, 5,266 assaults, 39 cases of stalking, and 66 cases of threats/intimidation. In relation to the offender, the victim in these cases was most often a co-habitant (34.2%), followed by a spouse (20.9%); parent (11.8%); sibling (9.2%); child (7.7%); and other family member (6.4%). There is no information available to the County as to how many of these victims are members of the same household, and although 67% of the offenses resulted in arrest, there is no information available as to how many cases resulted in the offender being permanently removed from the household or the threat otherwise satisfactorily negated. Therefore, solely based on the FDLE data, the County is unable to quantify numbers of households which are in need of housing assistance, but will estimate the number to be less than 5,537 countywide. Data from 211 of Palm Beach and the Treasure Coast, the local referral service, during fiscal year 2013 – 2014, there were 1,248 calls for assistance from victims of domestic violence, including 501 calls from persons seeking shelter for battered persons. Of these 501 callers, all but 26 were successfully referred to an agency with service capacity to meet the caller's shelter needs.

## **What are the most common housing problems?**

There are a total of 205,257 households with income no greater than AMI of which 136,498 (66.5%) experience one or more housing problems. Housing problems include Substandard Housing (lacking complete plumbing or kitchen facilities); Overcrowding (1.01 to 1.5 persons per room); Severe Overcrowding (more than 1.5 persons per room); Cost Burden (housing expense exceeds 30% of gross income); Severe Cost Burden (housing expense exceeds 50% of gross income); and Zero/negative income (due to self employment, interest, dividends, etc). Of these households, 50,430 (36.9%) are renters and 86,068 (63.1%) are owners. Among both renters and owners at less than 100% AMI, the three most common housing problems are Severe Cost Burden, Cost Burden, and Overcrowding. Severe Cost Burden is experienced by 45.7% of renters and 51.7% of owners. Housing cost burden is experienced by 38.4% of renters and 40.9% of owners. Overcrowding is experienced by 7.6% of renters and 3.1% of owners. Owners are more likely to experience Cost Burden, however renters are much more likely to experience overcrowding.

Nearly forty percent (39.9%) or 81,930 of households with incomes at or below AMI of which experience one or more severe housing problems. Such problems include Substandard Housing (lacks complete kitchen or plumbing facilities), Severe Cost Burden (>50% of gross household income spent on housing costs), Severe Overcrowding (>1.51 persons per room), and Zero or Negative Income (net income zero/loss due to self employment, interest, dividends, etc.). Renter households are lesser in number (67,482) but experience severe housing problems more often (46.1%), while owner households are greater in number (137,775) and experience such housing problems less often (36.9%).

Although Severe Cost Burden and Cost Burden are by far the two most common problems regardless of income, their rank order varies by income. At the lower income groups (0 – 30% and 30 – 50% AMI) Severe Cost Burden is the most common housing problem for both renters and owners, while at the upper income groups (50 – 80% and 80 – 100% AMI) the rank reverses and Cost Burden is the most common problem. Likewise, among both renters and owners, households with lower incomes suffered greater incidences of severe housing problems. The 0-30% AMI group had the greatest concentration of households with severe problems among both renters (55.6%) and owners (39.1%). An inverse relationship between income and housing problems is evident in the data. As incomes decrease, the incidence of housing problems increases in both renters and owners, although the rate of increase is more pronounced in renters.

## **Are any populations/household types more affected than others by these problems?**

Among all households with incomes not exceeding 80% of AMI, 114,391 (67.4%) pay more than 30% of gross household income for housing costs and are therefore experience Cost Burden. Sixty-five percent (65.0%) of 0-80% AMI renters are cost burdened and number 43,892. Fifty-one percent (51.2%) of 0-80% AMI owners are cost burdened and number 70,499. Among renters, the incidence of cost burden increases as household income decreases. Among owners, the incidence of cost burden is evenly distributed across income groups within the 0-80% AMI range. Notably, Elderly households constitute

50.5% of all cost-burdened owner households, and 0-30% AMI households constitute 40.6% of all Elderly cost-burdened households.

Among all households with incomes not exceeding 80% of AMI, 67,201 (39.6%) pay more than 50% of gross household income for housing costs and are therefore experience Severe Cost Burden. Forty-one percent (41.9%) of 0-80% AMI renters are severely cost-burdened and number 24,821. Thirty-eight percent (38.4%) of 0-80% AMI owners are severely cost burdened and number 42,389. Severe cost burden is most pronounced among the lowest income group. Households at 0-30% AMI constitute 63.2% of all severely cost burdened renters and 43.8% of all severely cost-burdened owners. Elderly owners represent 45.9% of all severely cost-burdened owners, and 0-30% AMI households constitute 52.5% of all Elderly cost-burdened households.

Housing overcrowding occurs at a rate of 4.0% among households with incomes not exceeding 100% of AMI. Overcrowding is more prevalent among renter households, both in terms of rate and whole number. Seven percent (7.6%) of 0-100% AMI renter households are overcrowded and number 5,151. Two percent (2.3%) of 0-100% AMI owner households are overcrowded and number 3,118. Overcrowding most often occurs in households constituted by related members of a single family— 78.5% of overcrowded renters and 79.5% of overcrowded owners. Among both renters and owners, the greatest numbers of overcrowded households fall within the >50-80% AMI group.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Palm Beach County utilizes HUD's definition of At Risk of Homelessness found at 24 CFR 576.2. Among others, Very-Low Income Households (<30% AMI) which are Severely Cost Burdened (>50% income to housing expense) are considered at risk of homelessness. Within the Urban County Program Jurisdiction, there are 34,269 Severely Cost Burdened households, including 15,694 renters and 18,575 owners. Countywide there are 39,611 families with children under 18 years old which have income less than 150% of the federal poverty level. These include 14,473 married couple families, 5,703 families headed by a single male, and 19,435 families headed by a single female. Additionally, there are 24,367 families with incomes below the poverty level and no Supplemental Security Income nor Cash Public Assistance income.

The scarcity of financial resources available to these families places them at greater risk of homelessness in the event of unexpected financial stressors such as those caused by medical events, accidents, or job loss. Emergency financial assistance is needed to be available to prevent homelessness among families experiencing such temporary financial crises. Immediate assistance is needed for temporary rent, mortgage, and utilities payment while the family recovers from the event and re-stabilizes financially. Longer-term, these families require greater education, employment training, and job opportunities as

avenues for future economic prosperity. Families with children which have not yet reached school age need affordable child care in order that parents can devote time to activities that will result in greater economic opportunities. Extremely Low Income renters may require direct rental subsidies to allow them to maintain decent and safe housing, and owners may require financial and technical assistance for major home repairs.

The experiences of the County's sole rapid re-housing provider indicate that formerly homeless clients transitioning off of re-housing assistance consistently demonstrate needs for affordable housing and for employment training and placement to enhance their earnings potential. Market rents in Palm Beach County are relatively high and pose a cost burden to individuals and families transitioning off of re-housing assistance and to independence. Demand for rental units in publicly-assisted affordable rental developments is strong, and results in limited availability. Newer and more desirable subsidized developments often have long waiting lists, in particular for units set aside for Low and Very Low Income households. Continued support is needed to sustain and grow the local affordable rental housing to meet the housing needs of formerly homeless persons. The other aspect of affordability is household income. Often, homeless persons do not have adequate education, training, and job experience to secure employment that will generate sufficient level of earnings to provide for the expenses of decent and safe housing. Persons transitioning from re-housing require job training and placement services to better secure employment that can financially support a stable housing situation.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

As noted above, the County utilizes HUD's definition of homelessness at 24 CFR 576.2. Estimates of households at risk were generated by compiling Census data for numbers of Very Low Income households experiencing Severe Cost Burden and therefore qualifying as at risk per HUD's definition.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Housing characteristics that indicate instability and increased risk for homelessness include:

- Co-habitation due to economic hardship;
- Frequent moves due to economic reasons;
- Residency in a hotel or motel without public or charitable assistance;
- Severe overcrowding;
- Exit from a publicly-funded institution; and
- Substandard housing.

## Discussion

The data indicates a continued need for efforts to support affordable housing in Palm Beach County.

The rate and incidence of cost burden and severe cost burden among lower income households is problematic. The necessity to dedicate an inordinate portion of household income to housing expense detracts from the ability to meet expenses for other basic needs such as food, clothing, and medical care, and contributes to a generally unstable and tenuous housing situation that is subject to failure at the occurrence of a financial crisis such as a job loss, accident, or unexpected medical event. Additionally and of longer-term consequence, housing cost burden has a detrimental impact on individuals' and families' prospects for socio-economic advancement. When so much of a household's income is required to meet basic needs, there remains little if any to fund education, savings, and investment—the primary means for wealth-building and economic advancement in this society. Housing cost burden can keep families “stuck” despite their greatest labors. Cost burden's destabilizing and opportunity-limiting effects are most pronounced on lower income households.

The data on owner cost burden evidence the need for creation and preservation of opportunities for affordable homeownership, particularly for low-, moderate-, and middle-income families. Efforts to create such opportunities may include the provision of direct homeownership assistance (first and/or second mortgage financing); the acquisition and rehabilitation of existing homes; and the development of new housing units. Efforts to preserve affordable owner housing may include the rehabilitation or refinancing of owner-occupied housing and foreclosure prevention or other assistance to stabilize a temporary financial crisis in housing affordability.

The data on renter cost burden evidence the need for the creation and preservation of affordable rental opportunities, particularly for low-, very-low, and extremely-low income renter households. Efforts create additional opportunities may include new construction of affordable rentals; acquisition and rehabilitation for conversion to affordable rental; and provision of direct financial subsidy to tenants. Efforts to preserve rental housing may include rehabilitation or refinancing of existing affordable rental housing developments.

Although occurrence of substandard housing per the HUD definition is not widespread, DES experience reveals that more widespread are deteriorated conditions such as moisture penetration into the building envelope, deteriorated roofing, broken windows, faulty wiring, inoperable plumbing, and failure of HVAC and other major systems/appliances. These conditions result from aging structures, deferred maintenance, and failure to make minor repairs which then lead to major structural problems. Lack of the financial means to undertake preventative maintenance and to address minor repairs leads to a greater prevalence of deteriorated housing conditions among lower-income homeowners. Likewise, low rents generated by privately-owned and unsubsidized affordable rental properties can be a disincentive to owners' reinvestment of revenues into maintenance and improvements.

The deteriorated physical housing conditions, combined with the high rate of cost burden among owners, support the need for owner-occupied housing rehabilitation, particularly that to address

conditions posing health and life safety issues. Deteriorated conditions in rental housing support the need for code enforcement efforts to identify and prompt the correction of building code violations.

Housing overcrowding occurs in part due to single persons and families “doubling up” in a housing unit to share the expense because the expense would be too great to bear individually. The data on housing overcrowding among renter households supports the need for the development of additional housing units which are affordable to low- and moderate income renters. Additionally, it supports the need for the provision of tenant-based rental assistance to very-low and extremely-low income renters where such households’ incomes cannot even sustain the payment of low- and moderate-income affordable rents.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Certain subpopulations of households within the community may experience housing problems more often than the general population. Housing problems include the lack of complete kitchen, lack of complete plumbing facilities, overcrowding, and cost burden. A disproportionately greater need exists when the rate of housing problems experienced by a particular racial or ethnic group is at least ten percent greater than the rate experienced by that category of the population as a whole. Anecdotal evidence suggests that minority and lower income households experience housing problems more often, however, the data reveals that reality is more complex than a simple generalization.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,759	3,683	3,809
White	19,345	2,394	2,845
Black / African American	6,604	702	514
Asian	554	40	35
American Indian, Alaska Native	60	20	20
Pacific Islander	0	0	0
Hispanic	5,790	478	389

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,350	10,399	0
White	19,798	8,291	0
Black / African American	5,083	958	0
Asian	572	69	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	60	14	0
Pacific Islander	0	0	0
Hispanic	6,609	934	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,777	25,571	0
White	20,975	18,466	0
Black / African American	5,352	3,129	0
Asian	454	234	0
American Indian, Alaska Native	104	20	0
Pacific Islander	0	0	0
Hispanic	7,440	3,512	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,193	18,826	0
White	10,221	13,891	0
Black / African American	2,191	1,820	0
Asian	344	264	0
American Indian, Alaska Native	0	129	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	2,200	2,594	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## Discussion

Among the 40,251 households with income below 30% AMI, 32,759 or 81.4% experience one or more housing problems. No individual racial or ethnic group with income below 30% AMI experiences housing problems at a disproportionately higher rate.

Among the 42,749 households with incomes 30 – 50% of AMI, 75.7% experience one or more housing problems. Disproportionately greater need exists for the 572 Asian households (89.2%) and 6,609 Hispanic households (87.6%).

Among the 60,348 households with incomes 50 – 80% AMI, 57.6% experience one or more housing problems. Disproportionately greater needs exist for 104 American Indian and Alaskan Native households (83.9%), and for 7,440 Hispanic households (67.9%).

Among the 34,109 households with incomes 80 – 100% AMI, 44.7% experience one or more housing problems. A disproportionately greater need exists for 344 Asian households (56.6%).

The data demonstrates an inverse relationship between income and housing problems among the income groups within the 0 – 100% AMI range. Generally, all racial and ethnic income groups experience greater rates of housing problems as lower incomes. The low occurrence of disproportionately greater needs among racial and ethnic subpopulations indicates that housing problems are more closely associated with income than with race or ethnicity. Where disproportionate needs exist, Hispanic households by far constitute the greatest number of households experiencing housing problems at such disproportionate levels—14,409 of 15,069.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Certain subpopulations of households within the community may experience severe housing problems more often than the general population. Housing problems include the lack of complete kitchen or plumbing facilities, severe overcrowding (more than 1.5 persons/room), and cost burden greater than 50%. A disproportionately greater need exists when the rate of severe housing problems experienced by a particular racial or ethnic group is at least ten percent greater than the rate experienced by that category of the population as a whole.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,603	8,826	3,809
White	15,824	5,927	2,845
Black / African American	5,699	1,599	514
Asian	554	40	35
American Indian, Alaska Native	15	65	20
Pacific Islander	0	0	0
Hispanic	5,114	1,144	389

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,820	22,910	0
White	11,268	16,814	0
Black / African American	3,448	2,596	0
Asian	443	203	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	15	59	0
Pacific Islander	0	0	0
Hispanic	4,521	3,027	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,346	45,005	0
White	9,230	30,239	0
Black / African American	2,148	6,328	0
Asian	277	418	0
American Indian, Alaska Native	29	95	0
Pacific Islander	0	0	0
Hispanic	3,399	7,515	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,117	28,865	0
White	3,200	20,935	0
Black / African American	787	3,227	0
Asian	123	484	0
American Indian, Alaska Native	0	129	0
Pacific Islander	0	0	0
Hispanic	946	3,853	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Discussion

Among the 40,238 households with income below 30% AMI, 27,603 or 68.6% experience one or more severe housing problems. Disproportionately greater need exists for 544 Asian households (88.1%).

Among the 42,730 households with incomes 30 – 50% of AMI, 46.4% experience one or more severe housing problems. Disproportionately greater needs exist for 443 Asian households (68.6%), 3,448 Black/African American households (57.0%) and 4,521 Hispanic households (59.9%).

Among the 60,351 households with income 50 – 80% AMI, 25.4% experience one or more severe housing problems. Disproportionately greater needs exist for 277 Asian households (39.9%).

Among the 33,892 households with income 80 – 100% of AMI, 15.1% experience one or more severe housing problems. No racial or ethnic group experiences severe housing problems at a disproportionately greater rate than the 80 – 100% population as a whole.

Race and ethnicity do not prove to be a good predictor of severe housing problems. Asians were the only racial group to experience disproportionately greater needs across multiple income groups, and these households are comparatively small in number—1,264 households across the 0 – 80% AMI categories. Income proves a better predictor of severe housing problems. The data indicates a clear inverse relationship between income and severe housing problems across the population of the jurisdiction as a whole and within each racial/ethnic sub population.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Certain subpopulations of households within the community may experience cost burden more often than the general population. Cost burden exists when a household must pay more than 30% of its income towards gross housing cost. Severe cost burden exists when a household must pay more than 50% of its income towards gross housing cost. A disproportionately greater need exists when the rate of cost experienced by a particular racial or ethnic group is at least ten percent greater than the rate experienced by that category of the population as a whole.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	187,072	73,199	68,153	3,974
White	147,515	49,592	43,047	2,905
Black / African American	14,937	9,812	11,000	584
Asian	2,960	1,161	1,344	35
American Indian, Alaska Native	378	220	59	20
Pacific Islander	20	20	30	0
Hispanic	20,147	11,610	11,900	404

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

There are a total of 332,398 households in the jurisdiction, of which 73,199 (22.0%) experience cost burden and another 68,153 (20.5%) experience severe cost burden. In terms of cost burden (30-50%), the American Indian, Alaska Native subpopulation experiences disproportionately greater need (32.4%) however this group represents only 0.2% of the households in the jurisdiction. In terms of severe cost burden (>50%), the Pacific Islander and Black/African American subpopulations experience disproportionately greater needs at 2.9% and 30.8% respectively. Although the Pacific Islander population is statistically insignificant (less than one-tenth of one percent of all households), the Black/African American population numbers 11,000 households and constitutes 16.1% of all severely cost-burdened households.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

In each income category between 0 – 100% AMI, there are disproportionately greater needs for certain racial/ethnic groups, however the number of groups experiencing such needs varies between income categories.

Although households in the 0 – 30% AMI category experience housing problems at higher rates than any other income category, there are few disproportionate needs. No racial/ethnic groups experience housing problems at disproportionately greater rates, and only Asians experience severe housing problems at a disproportionate rate. This demonstrates that households in the 0 – 30% AMI category experience housing problems and severe housing problems in similar frequency across racial/ethnic groups.

In the 30 – 50% AMI category, there are more incidences of disproportionately greater needs than in any other income category. Asians and Hispanic households experience housing problems disproportionately, and Asian, Hispanic, and Black/African American households experience severe housing problems disproportionately.

In the 50 – 80% AMI category, Hispanic and American Indian, Alaska Native households have disproportionately greater needs in terms of housing problems, while only Asians experience severe housing problems at a disproportionately greater rate.

### **If they have needs not identified above, what are those needs?**

There were no additional needs identified beyond those identified above.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

HUD's Affirmatively Furthering Fair Housing Mapping Tool reveals distinct geographic areas of racial/ethnic concentrations in Palm Beach County. Hispanic households are tightly clustered in the eastern-central area of the county, constituted by the municipalities of Lake Worth, Greenacres, Palm Springs, the southern portion of West Palm Beach, and their adjacent unincorporated areas. Black/African American households are concentrated in a corridor extending north-south from the City of Riviera Beach, through the Cities of West Palm Beach, Lake Worth and Boynton Beach into the City of Delray Beach. Additionally, Hispanic and Black/African American households constitute the majority of all households in the Glades Area, located in the westernmost portion of the County on the shores of Lake Okeechobee. Asian and other minority racial/ethnic groups are evenly distributed among the populated geographic areas of the County, and are not concentrated in any specific area.

## NA-35 Public Housing – 91.205(b)

### Introduction

The County has seven (7) housing authorities operating within its political boundaries. However, only three (3) of these are headquartered and have an overwhelming number of its publicly operated units located within the Palm Beach County Urban County Program’s jurisdiction. These are: Belle Glade Housing Authority (BGHA), Palm Beach County Housing Authority (PBCHA), and the Pahokee Housing Authority (PHA). Together these three entities operate a total of 1,682 Public Housing Units and manage 2,275 vouchers which are comprised of 173 project-based and 2,102 tenant-based vouchers as illustrated in the table below:

### Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,682	490	171	319	0	0	75

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Alternate Data Source Name:** Total Number of Public Housing Units

**Data Source Comments:** 2014 Public Housing Authority Survey

The tables below outline the specific characteristics of families within Palm Beach County who are receiving assistance through the three (3) Housing Authorities. 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.

In the course of the administration of the public housing assistance programs through these Authorities, a total of \$23,720,691 is expected to be allocated under Public Housing and Section 8 during FY2014-2015. Based on the information provided by the three (3) operating Housing Authorities, the average annual income for an average household size of a family of 2.90 persons receiving public housing assistance is \$22,007 and the average length of stay in the housing program is 6.5 years.

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	392	0	155	299		0	0
# of Disabled Families	0	0	222	0	15	334	0	0	0
# of Families requesting accessibility features	0	0	1	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	2	0	0	0	0	0	0
# of DV victims	0	0	4	0	0	0	0	0	0

\* Includes Non-elderly Disabled, Mainstream One-Year, Mainstream five-Year, and Nursing Home Transition

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** 2014 Public Housing Survey

Race of Residents									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
								Veterans Affairs Supportive Housing	Family Unification Program
White	0	0	438	363	56	307	0	0	0
Black/African American	0	0	1,196	1,602	101	1,501	0		0
Asian	0	0	0	2	0	2	0	0	0

Race of Residents									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	3	156	11	145	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

**Data Source:** 2014 Public Housing Survey

Ethnicity of Residents									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	405	329	45	284	0		0
Non Hispanic	0	0	1,239	1,806	176	1,680	0		0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** 2014 Public Housing Survey

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 requires an applicant or participant must qualify under the following Americans with Disabilities Act (ADA) definition of disability: a physical or mental impairment that limits an individual's ability to participate in major life activities; a record of such impairment; or, being regarded as having such an impairment.

At present, a total of 122 persons are on the waiting lists for accessible units for both public housing and section 8 programs. The three (3) Housing Authorities have identified the existing needs of current tenants to be: creation of more jobs, improvement of the quality of housing, increase in access to public services, and child care. The Housing Authorities will address the identified needs and will also seek to expand the supply of affordable rental units.

## **Most immediate needs of residents of Public Housing and Housing Choice Voucher holders**

Collectively, the Belle Glade Housing Authority, the Palm Beach County Housing Authority and the Pahokee Housing Authority have a total of 3,443 applicants on waiting lists for housing assistance. Existing households are experiencing some type of housing problem such as cost burden, housing overcrowding, or substandard housing. Each housing authority plans to strategically address the most immediate needs of public housing residents and housing choice voucher holders as listed below:

**Belle Glade Housing Authority (BGHA):** BGHA continues to house and support the Redlands Christian Migrant Association which operates a Day Care and Child Development Center in the Okeechobee Center for its tenants. Space is also provided to the Palm Beach County Sheriff's Office (PBSO) 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 continues 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 Community's.

Presently, a reading program has been implemented at Schall Landings, and a Teen Outreach Program at Dyson Circle Apartments. 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:

- a. **Equal Opportunity and Further Fair Housing:** Pahokee Housing Authority reviews its policies annually to ensure sound practice 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 they relate to renting and purchasing homes.
- b. **Economic Opportunities, Self-Sufficiency & Improved Quality of Lives:** PHA's jurisdiction is an area of high poverty. The unemployment rate is unusually high due to job scarcity and inadequate job skills. Section 3 participation is strongly encouraged among contractors who receive federally funded contracts in the area. The program has proved to be successful in providing employment and skill building opportunities to residents.
- c. **Increase Housing Choice:** 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 residences to relocate to decent and safe housing. Additionally, as these families relocate, PHA can provide housing assistance to those families who are currently on waiting lists.

- d. **Decrease Homelessness:** PHA will collaborate with appropriate agencies to ensure that the needs of homeless persons are met and policies are followed to house those eligible individuals who are homeless.
- e. **Improved Quality of Assisted Housing:** PHA's Physical Needs Assessment reflects a need to upgrade its housing stock to current or better standards.
- f. **Maintain Safe Communities:** A substantial decrease in crime and increased community relations has resulted due to strategies implemented by the Palm Beach County Sheriff's Department (PBSO).

### **How do these needs compare to the housing needs of the population at large**

Examination of data on non-housing community needs for Palm Beach County, which forms a part of this Consolidated Plan document, showed that the specific needs of public housing residents are not necessarily different from the needs of the population at large, especially those who are of low and moderate income means. These needs include child care, reduction in crime, job opportunities, recreational facilities, housing counseling, affordable housing opportunities, among others.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Combating homelessness in Palm Beach is a complex issue. Homelessness does not discriminate as it does not only affect a certain group, class or type of individual or family. Rarely does a single factor contribute to an individual's state of homelessness, but homelessness is often a result of multifaceted set of circumstances. Homelessness is a countywide issue due to the mobility of the homeless, and Palm Beach County addresses the needs of the homeless individuals and families on a countywide basis. Service provider agencies may be located within metropolitan cities but serve clients from throughout Palm Beach County

The information used in this section was derived from the results of the 2015 PIT which occurred on January 29, 2015. Every two years the County undertakes its Point In Time Count as well as a Shelter Survey. These two events seek to identify the number of homeless individuals and families in Palm Beach County. The Point In Time count is used to obtain a sheltered and unsheltered persons count for a twenty-four hour time period. The shelter survey is completed by shelter operators and is used to count the homeless individuals and families in shelter during the survey period.

The County also conducts an annual Housing Inventory Count (HIC). The HIC is a point in time inventory of provider programs within the Homeless and Housing Alliance (CoC) that provide beds and housing units for the homeless population. The county categorizes the beds available under these five program types: Emergency Shelter; Transitional Housing; Rapid Re-Housing, Safe Haven; and Permanent Supportive Housing.

Palm Beach County's 2015 PIT indicated that 1,421 persons were homeless on the day of the count with 596 of those individuals sheltered and 825 unsheltered. Of those experiencing homelessness, 25% (355 persons) had been homeless for more than 3 months but less than one year, while 47% (667 persons) had been homeless for one year or longer. The results indicate that males represent the largest percentage of the total adult homeless population and that 11% (164 persons) of the homeless population surveyed were military veterans. The PIT also demonstrated that over 50% of the homeless population is white, and the largest cluster by age is in the age group 24 to 60 years of age.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	130	139	0	0	0	0
Persons in Households with Only Children	3	44	0	0	0	0
Persons in Households with Only Adults	824	466	0	0	0	0
Chronically Homeless Individuals	291	70	0	0	0	0
Chronically Homeless Families	33	2	0	0	0	0
Veterans	93	58	0	0	0	0
Unaccompanied Child	27	17	0	0	0	0
Persons with HIV	11	9	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** 2014 Shelter Survey

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Entering Homelessness: The majority of individuals, families with children, veterans, and the chronic homeless cite the most common reason for their homelessness as: employment/financial issues (43%) family issues (21%), and housing issues (19%). Twenty-eight percent (28%) of the total homeless population on a given day have experienced homelessness four (4) or more times during a three (3) year period while 32% have experienced one prior episode of homelessness and 15% had no prior episode of homelessness.

Exiting Homelessness: Finding and maintaining employment and locating affordable housing are the top reasons, persons exit homelessness. Forty-seven percent (47%) of the total homeless population on a given day have been homeless for one year or longer while 25% have been homeless for more than 3 months but less than one year and 16% have experienced homelessness for 1 to 3 months. Less than 5% have experienced homelessness for less than 1 week.

## Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	309	495
Black or African American	285	288
Asian	0	2
American Indian or Alaska Native	0	11
Pacific Islander	1	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	79	90
Not Hispanic	517	735

**Table 27 – Ethnic/Minority Breakdown of Homeless Needs Assessment**

**Data Source Comments:** 2015 Point in Time Count

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2015 Point In Time, there were 1,190 households (1421 individuals) that were homeless on a given 24 hour period. Households with at least one adult and one child accounted for 5% (59) of the total household homeless population, and households comprised of only children (Youth) represented 1.4% of the homeless household population. 51% of households with at least one adult and one child were in emergency shelter and 20% resided in transitional housing. For households with only children 65% were in emergency shelter and 35% were in transitional housing. Information regarding families of veterans was not isolated in the survey. The households surveyed may or may not have included families with veterans.

Housing placement for households with children has proven to be difficult. The majority of the County’s emergency shelters and transitional housing facilities are not designed to accept family units but rather the single homeless population. To that end, the Housing and Homeless Alliance has given emergency shelter for families with children a priority for ESG funding. Furthermore, the County in coordination with a family service provider has established a Rapid Re-housing Program which provides financial assistance to homeless families with or without children to regain stability in permanent housing.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the PIT survey, whites comprised slightly more than half (56.6%) of the County’s homeless population, Black/African Americans represented 40%, while American Indian/Alaskan Native and Asians and Native Hawaiian/Pacific Islander represented less than 1%. Two percent (2%) of those individuals who participated in the PIT were of multiple races. Of the total number homeless, 169 (12%) were Hispanic or Latino.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2015 Point In Time reported that of the 1,421 homeless individuals identified, 596 (42%) were sheltered and 825 (58%) unsheltered. Of the 596 sheltered person, 306 (51%) were sheltered in emergency shelters, 275 (46%) were housed in transitional facilities and 15 (2.5%) were housed in a Safe Haven facility.

The following is a description of the extent to which sub-populations of homeless are sheltered and unsheltered. Chronic homeless represented 31% of the total homeless population counted of which 5% (24 persons) were sheltered. The severely mental ill accounted for 37% of the homeless population with 19% (101) individuals sheltered. The Veteran homeless population was 11% of the total homeless count of which 43% (71 veterans) were housed. Chronic substance abuse represented 43% of the total homeless population counted in the 2015 PIT of which 21% (128 persons) were sheltered. Persons with HIV/AIDS and victims of domestic violence represented 1% and 18% respectively of the total homeless population reflected in the PIT. Thirty-six percent (36%) (10 persons) of the HIV/AIDS subpopulation and 27% (67 individuals) of the domestic violence subpopulation were sheltered.

### **Discussion:**

Results of the 2015 PIT indicate that homelessness in Palm Beach County is for the most part caused by a lack of affordable housing and an increase in poverty. Individuals reported that employment and financial reasons were the primary causes of their homelessness in over 50% of the cases. The continued rise in the cost of living combined with stagnancy of wages for positions usually held by the lower income group has resulted in a population that struggles to achieve and/or maintain housing stability. To that end, Palm Beach County has undertaken several HUD funded initiatives to increase the County's supply of affordable housing, namely the Neighborhood Stabilization Program as well as continued to provide funding for the provision of supportive services (e.g. employment training, financial counseling) to the homeless population, and to support economic development efforts aimed at creating job opportunities for low and moderate income persons.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The non-homeless special needs population is comprised of:

- Elderly (62 years and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their Families
- Victims of domestic violence, dating violence, sexual assault, and stalking
- Veterans
- Youths aging out of foster care
- Ex-offenders

The Palm Beach County Consolidated Plan does not seek funding under Housing Opportunities for Persons with AIDS (HOPWA). Preparation of the application for HOPWA funding is completed by the largest municipality within the Eligible Metropolitan Statistical Area (EMSA) which, in the case of the County, is the City of West Palm Beach. The City has administrative authority over grant allocations for all jurisdictions in the County under the HOPWA program. HOPWA is overseen by the City's Department of Economic and Community Development, Community Development Division.

### **Describe the characteristics of special needs populations in your community:**

The non-homeless special needs populations experience many of the same housing and service needs and barriers including:

- Fixed income, limited income, or no income
- Lack of available safe, sanitary, affordable housing
- Lack of housing with supportive services
- Lack of credit history, negative credit or rental history, criminal background, or other factors that affect their ability to find a willing landlord
- Health issues
- Substance abuse or mental health disorders
- Lack of job opportunities

### **Elderly and Frail Elderly**

According to the 2008-2012 American Community Survey (ACS) 5-Year Estimates, the County's elderly population, 62 & older was 332,397 or 25.1%. The County recognizes seniors as age 60+ per the Older Americans Act (OAA). The senior population (60 & older) in the County was 365,144 or 27.6% per the 2008-2012 ACS 5-Year Estimates. The County has the second highest elderly population in the state.

A statewide needs assessment survey was conducted by the Florida Department of Elder Affairs in 2013 to determine the needs of elders residing in the community. The results are for PSA 9 which is made up of Indian River, Martin, Okeechobee, Palm Beach, and St. Lucie counties. Survey results indicate that 26% of respondents had difficulties with house rent/mortgage/taxes; 21% with home upkeep; 27% were unable to afford care giving services; 25% always received help with personal care tasks with 19% sometimes requiring help; 43% would like their living situation to remain the same at home; and 46% live with a spouse and 32% live alone.

#### **Persons with mental, physical, and/or developmental disabilities**

The County's population with a disability was 168,180 or 12.4% of the total population per the 2013 ACS Survey 1-Year Estimates. Population with a disability by age group was 387 under 5 years old, 9,317 between 5 and 17 years old, 56,374 between 18 and 64, and 102,102 over 65 years old. Within the 5 to 17 age group, 1,954 had self-care difficulties. Within the 18 to 64 age group, 18,787 had independent living difficulties. Of the 65 and older population with a disability, 39,855 had a hearing difficulty, 18,489 had a vision difficulty, 24,942 had a cognitive difficulty, 65,318 had an ambulatory difficulty, 23,551 had a self-care difficulty, and 41,719 had an independent living difficulty.

#### **Persons with alcohol or other drug addiction**

According to a report published in 2010 by the PBC Department of Community Services titled "A Report of Health & Human Services in Palm Beach County", a key indicator for substance abuse is the number of deaths and injuries caused by alcohol and drug-related motor vehicle crashes that are reported by law enforcement agencies. The National Center for Health Statistics reports that unintentional injuries are the fifth leading cause of death overall in ages 44 and younger. Issues contributing to substance abuse include trauma and post-traumatic stress disorder; mental health/illness; domestic violence and a history of child and family abuse; and poverty and homelessness. Substance abuse prevention and treatment is an issue for schools, the community, and law enforcement agencies.

#### **Persons with HIV/AIDS and their Families**

Within the County, there were 2,984 individuals living with HIV at the end of 2012 according to data from the Florida Department of Health, Bureau of HIV/AIDS. Of the 2,984 individuals, 205 were newly diagnosed cases. Racial disparity was evident as, of the population living with HIV/AIDS within the County, 1,790 were Black (60.0%), followed by Non-Hispanic White with 767 (25.7%), and Hispanic with 376 (12.9%).

#### **Victims of domestic violence, dating violence, sexual assault, and stalking**

The Florida Department of Law Enforcement reported for 2013 that the County had 5,537 occurrences of domestic violence offences. Per a report published in 2010 by Health & Human Services in Palm Beach County, abuse triggers include stress, substance and financial situations. Primary reasons why victims stay with their abusers are fear, guilt, finances, children, and isolation.

#### **Veterans**

According to the 2009-2013 American Community Survey, the County's veteran population is 99,057 or 9% of the total population. Of this total, 95% are male; 44% are 75 years and over; 92% are white; and

4.5% are Hispanic. The majority of veterans (26%) served during the Vietnam War. The Florida Department of Veterans Affairs has in place the resources to provide for the identified needs of veterans. Among these are health care, education, employment and affordable housing.

### **Youths aging out of foster care**

Information submitted by Childnet showed that in Palm Beach County, annually 80 to 85 youth in foster care turns 18 and age out of foster care. Youth can remain in extended foster care until age 22, if they have a documented disability or if they can achieve goals pertaining to education, employment, self-sufficiency or housing. Youths in foster care are eligible for Medicaid until age 26; in Palm Beach County, it is estimated that approximately 400 youth formerly in foster care are disconnected from Medicaid. According to Childnet, this population needs to be provided with the following services: educational services, including GED preparation; life skill programs (financial management and driver education); mentorship programs; and workforce preparatory programs, including paid internships.

### **Ex-offenders**

According to the Florida Department of Corrections (FDC) website ([www.dc.state.fl.us](http://www.dc.state.fl.us)), since October 1, 2013 approximately 1,923 released ex-offenders have returned to Palm Beach County. FDC's 2013-2016 Strategic Plan has identified the following as two of its goals: Reduce victimization by preparing inmates for successful transitions and re-entry into the community and enhance public safety through effective supervision of offenders in the community. Palm Beach County, in collaboration with FDC, currently facilitates the Regional and State Transitional Offender Reentry (RESTORE) Initiative. This activity provides inmates returning to Palm Beach County with pre- and post- release services to assist in their transition back into the community. This program offers residential and community case management services, family reunification, employment services, substance abuse counseling and other peer support groups. Additionally, the County will seek funding and support applications for funding for transitional housing and supportive services for ex-offenders.

Palm Beach County also partners with Gulfstream Goodwill Industries to undertake the Offender Reentry Initiative, which provides reentry services in Central and Western Palm Beach County to ex-offenders. Services provided include case management, medical management, housing assistance, and peer support, employment services, and other social service interventions.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

### **Elderly and Frail Elderly**

Palm Beach County has the second largest senior population (60 & older) in the state per a 2014 report from the Florida Department of Elder Affairs (DOEA), the designated official State Unit on Aging. Access to home and community-based supportive services is essential to ensuring that the County's seniors are able to age in place in the least restrictive setting of their choice. Seniors and caregivers, if any, overwhelmingly prefer to remain in their communities, however, without assistance services, options become limited. However, the "access" problem is the limited funding for the care that is needed. The

system of care needs to be funded at a level that allows seniors and their caregivers to choose home and community-based care over institutionalization. Access to in-home, supportive care for seniors is extremely limited per the DOEA (2009). In-Home Services provide assistance to frail seniors in order for them to live independently in their own homes. Services required include personal care, homemaker, respite, emergency alert response, case management, case aide, chore, home-delivered meals, and companionship. Community-Based Services provide a variety of services to maintain and enhance senior's quality of life within the community. Services include transportation, congregate meals, nutrition education and referral, legal assistance, outreach, emergency home energy assistance, adult day care, senior employment, caregiver support groups, tax preparation (VITA), and volunteer opportunities.

### **Persons with mental, physical, and/or developmental disabilities**

Individuals with developmental disabilities require services throughout their lives as there are no cures for these conditions. Therefore, services are needed to support maximum independence, productivity and participation in the community. Without these supports, individuals with developmental disabilities are among the most vulnerable people in terms of risk for hunger, homelessness and unemployment. 32% of people with disabilities live at or below the poverty rate in the County compared to 12% for people without disabilities. Home and community based services are preferred compared to long-term institutional care. There is a lengthy waiting list of qualified individuals requiring MedWaiver services. (2010 Report of Health & Human Services in PBC).

### **Persons with alcohol or other drug addiction**

The County has a lower incidence rate for alcohol-related fatalities and injuries than the state. The County does not allocate specific funds for substance abuse prevention for children or adults whereas the state does for both groups. Substance abuse prevention and treatment is an issue for schools, the community and law enforcement. (2010 Report of Health & Human Services in PBC).

### **Persons with HIV/AIDS and their Families**

Under the HOPWA program, which is administered by the City of West Palm Beach on behalf of the entire County, the following activities are undertaken: short-term rent, mortgage, and utility assistance to prevent homelessness of individuals or families, and tenant-based rental assistance. County based agencies offer a range of services which include but are not limited to housing services such as transitional housing, mortgage and utility assistance, tenant-based rental assistance, short-term rent, home health care, emergency financial assistance, food assistance, linkage to licensed mental health counseling and substance abuse treatment, and medical transportation. The County also receives funding under the Ryan White program to assist HIV/AIDS affected persons. These funds are administered by the U.S. Department of Health and Human Services (HHS) to the Palm Beach County Department of Community Services. The majority of Ryan White funds support primary medical care and essential support services to assist persons at risk of homeless.

According to the 2010 Report of Health & Human Services in PBC, the County supports and will continue to support its extensive and robust HIV testing program including the inmate testing program, HIV Testing Day initiatives and Opt-Out Program for pregnant women.

### **Victims of domestic violence, dating violence, sexual assault, and stalking**

The County has several coalitions and committees devoted to developing innovative ways to combat domestic violence including the Domestic Violence Council, Domestic Violence Working Group, Victim's Rights Coalition and the Domestic Fatality Review Team. (2010 Report of Health & Human Services in PBC). The County has two certified centers, Aid to Victims of Domestic Abuse (AVDA) and Florida Resource Center for Women and Children. Per a 2009 Florida Coalition Against Domestic Violence Survivor Listening Project Report, services required by victims of domestic abuse include but not limited to transitional housing, affordable housing, education and employment services, affordable quality childcare, financial management counseling, assistance with immigration issues, and legal aid. Services not included in the report but offered by the County agencies include protective services, relocation assistance, and counseling.

### **Veterans**

Of Palm Beach County's 99,057 veterans, 66% are over 65 years. 29% of the veterans are between 35 and 64 years and 4% are between 18 and 34 years. 38% have a bachelor's degree or higher; 57% have a high school diploma or some college education. Based on the age distribution of the veterans' population, Palm Beach County has identified and will assist in the provision of the following services to veterans: senior services, health services, employment services, educational services and affordable housing services.

### **Youth aging out of foster care**

Annually, approximately 80 to 85 youths in Palm Beach County age out of foster care. These youth most urgent needs are: housing, educational opportunities (GED and college), mentorship, transportation assistance, and job training, including paid internship.

### **Ex-offenders:**

In order to facilitate their smooth transition back into society, and to re-acquaint them with available services, ex-offenders will be provided with assistance through the Regional and State Transitional Offender Reentry (RESTORE) Initiative and the Offender Reentry Initiative. These programs will assist with pre- and post- release services such as residential and community case management, medical management, family reunification, employment, substance abuse counseling and other peer support groups, and funding for transitional housing and supportive services.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Within the County, there were 2,984 individuals living with HIV at the end of 2012 according to data from the Florida Department of Health, Bureau of HIV/AIDS. Of the 2,984 individuals, 205 were newly diagnosed cases. Racial disparity was evident as, of the population living with HIV/AIDS within the County, 1,790 were Black (60.0%), followed by Non-Hispanic White with 767 (25.7%), and Hispanic with 376 (12.9%). 1,779 (59.6%) were men, 1186 (39.8%) were women, and pediatric with 19 (0.6%). When separated into age groups, the most prevalent age groups were 40-49 years with 853 (28.6%), 50-59 years with 717 (24.0%), 30-39 years with 637 (21.3%), and 60 years and older with 367 (12.3%).

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Palm Beach County's population is estimated at 1,320,134, with the median age being 43.5 years. According to the census, 11.5% of the population has some form of disability, 21.6% were over the age of 65, 16% were unsure of receiving a meal each day and therefore are homeless or at risk of becoming homeless; 23% were within the age range of 0 to 19. Based on the above demographic statistics Palm Beach County's public facility needs are diverse and encompasses the provision of new facilities or the expansion/rehabilitation/modernizing of others. The county and municipalities participating in the County's Urban County Program has identified that all public facilities must operate at their most efficient and cost effective level of service.

Based on the significant number of persons in the community who are elderly or have some form of disability it has been identified that all existing parks and other public buildings continue to be upgraded and be made handicapped accessible. Modernization of parks, recreation centers, children playground and athletic facilities is required to meet the needs of the children and younger adult population. Community centers located within neighborhoods and spaces available for the community to meet, organize and build capacity have all been identified as a need.

### **How were these needs determined?**

Palm Beach County CDBG Program Jurisdiction consists of unincorporated Palm Beach County and twenty-nine municipalities with executed inter-local agreement with the County. The methodology used to determine the jurisdiction's need for public facilities incorporated inputs from all parties comprising the CDBG jurisdiction. Specifically, the following process was followed:

- DES established criteria for geographic areas to be designated as CDBG target areas. Among the criteria was a description of the need for public facilities. If all of the criteria were met each municipality was allowed one (1) target area and the County ten (10) target areas. The public facilities deficiencies which were identified by municipalities for areas which successfully met the criteria to be designated as CDBG target areas were used to assist in the determination of the need for public facilities.
- The Public Facilities Element of six (6) municipal Comprehensive Plans, as well as the public facilities element of the Palm Beach County Comprehensive Plan were reviewed to assess public facilities and open space needs. The information was used to assist in the overall determination of public facilities needs.
- DES performed a review of the use of CDBG funds to construct/improve public facilities as well as applications received from municipalities and subrecipients to undertake this type of activities. The review period covered the past five (5) years. The results of this exercise were used to assist in the determination of the need for public facilities.
- Palm Beach County held two (2) public meetings on December 9, 2014 and December 11, 2014 at which members of the public, subrecipients and stakeholders were requested to review and

provide input on a draft document containing, among other things, various community development needs (including non-housing community development needs). Notice of the meetings, as well as the document to be reviewed, were posted on the DES website more than seven days before the proposed meeting date. Notices of the meetings were also posted in the Palm Beach Post seven days prior to the hosting of the meeting. Partners, existing subrecipients and developers were sent e-mails soliciting their participation at the meetings. Comments emanating from these meetings were used to assist in the determination of the County's need for public facilities.

### **Describe the jurisdiction's need for Public Improvements:**

Palm Beach County strives to make available the benefits of efficient public improvements and infrastructure in order to ensure the highest possible quality of life to its residents. During periods of heavy rainfall, as was brought on by a series of hurricanes which occurred in the early to mid 2000s, the county experienced severe flooding and although a lot of remediation and mitigation work has occurred since that time, there still remain a need for new and/or improved drainage. Similarly, although most of the county gets potable water from the Palm Beach County Water Utility Department (WUD) or from municipal operated water systems, some residents are still using wells as their source of water. There is therefore a need for municipalities to expand their water service areas to include areas still using wells. This will require expanding and upgrading existing treatment capacity and installing distribution mains. In relation to wastewater, the need will be to expand wastewater sewer systems to those areas that are still on septic and to upgrade local lift stations. The need for improved water and wastewater systems are most acute in the Glades Region of the County. Here, obsolete production system and an aged distribution pipeline leads to inflows and infiltration when it rains and poses a threat to public health. WUD has recently taken over the operation of the water and wastewater systems in the Glades but despite significant capital infusion to update and modernize the system (including from CDBG and DRI) a lot more is required to complete improvements to both the Regional Water Treatment Plant and related facilities and to the wastewater treatment and disposal system.

There is a need for improved streets and sidewalks in the jurisdiction. Areas of unpaved roadway catering to vehicular traffic are present in the county. Also, sidewalks are either nonexistent or are not wide enough to promote the safety of pedestrians. There are areas in the older sections of the county where the roads have deteriorated due to age and needs to be rebuilt or rehabilitated. Some communities expressed a need for traffic calming devices which will restrain speeding and thereby reduce the occurrences of accidents. Roadway and sidewalk condition in the Glades area are particularly deleterious due to the presence of muck which decreases the structural capacity of the roadway/sidewalk and require their frequent reconstruction/improvement. Other related street improvement activities needed are installation of street lights and beautification/landscaping.

### **How were these needs determined?**

In determining the need for public improvements, Palm Beach County followed an almost similar process as the one used to determine the need for public facilities. The Department of Economic

Sustainability researched the needs identified in various plans and studies, reviewed public improvements activities previously funded by CDBG, and incorporate suggestion and comments from members of the public and interested parties which were provided at two public meetings. The specific details about the process are outlined below:

- DES established criteria for geographic areas to be designated as CDBG target areas. Among the criteria was a description of the need for public facilities. If all of the criteria were met each municipality was allowed one (1) target area and the County ten (10) target areas. The public improvements deficiencies which were identified by municipalities for areas which successfully met the criteria to be designated as CDBG target areas were used to assist in the determination of the need for public improvements.
- The public improvements elements of the Comprehensive Plans of six (6) municipalities, as well as the public facilities element of the Palm Beach County Comprehensive Plan were reviewed to assess public facilities and open space needs. The information used to assist in the overall determination of public improvements needs.
- As it relates to the Glades area, DES is coordinating a study being funded via an award of \$1.98 million under the Community Challenge Grant administered by the US Department of Housing and Urban Development which has identified public improvement and infrastructure needs which must be addressed. The information presented in the draft reports were used in the process to identify public improvements needs for the Glades region in particular.
- DES performed a review of the use of CDBG funds to construct/improve public improvements as well as of applications received from municipalities and subrecipients to undertake this type of activities. The review period covered the past five (5) years. The results of this exercise were used to assist in the determination of the need for public improvements.
- Palm Beach County held two public meetings on December 9, 2014 and December 11, 2014 at which members of the public, subrecipients and stakeholders were requested to review and provide input for a draft document containing, among other things, various community development needs (including non-housing community development needs). Notice of the meetings, as well as the document to be reviewed, were posted on DES website more than seven (7) days before the proposed meeting date. Notices of the meetings were also posted in the Palm Beach Post seven days prior to the hosting of the meeting. Partners, existing subrecipients and developers were sent e-mails soliciting their participation at the meetings. Comments emanating from these meetings were used to assist in the determination of the County's need for public improvements.

### **Describe the jurisdiction's need for Public Services:**

The need for Public Services in Palm Beach County is driven by demographics, income and social factors such as domestic violence, possession of health insurance, etc. Palm Beach County has identified the following public services needs which will be addressed: child care, after school care, health, domestic violence, homelessness, disabled, senior, abused and neglected children, youth, housing counseling, fair housing counseling and job training.

The latest population estimates for Palm Beach County puts the County's population at 1,320,134 persons. Of this total, 5.4% are under five (5) years and will need to be provided with child care services to allow their parents to work. 9,060 children under five years old receive subsidized child care. Additionally, after school services are required, especially for those attending elementary school. Approximately, 22% of the County's population is over 65 years old, hence the need for senior services to be provided. It is important to note that this population is considered by HUD to be low-and moderate-income. The provision of services to the disabled population, which represents 11.5% of the County's population, is a need which will be addressed by this Plan and it is anticipated that there will be collaboration between the County and up to at least four non-profit providers of services to the disabled to address this need. Recent statistics revealed that 20% of Palm Beach County residents do not have health insurance thereby supporting the need for the provision of health services to those who cannot afford health insurance. In 2013, a total of 5,537 incidences of domestic violence were reported in Palm Beach County. That is at a rate of 417 offences per 100,000 persons. This statistic confirms the need for services aimed at addressing domestic violence. Between July 2013 and December 2013, 2,462 verified child maltreatment cases were reported in the County. This resulted in 207 children being removed from homes due to maltreatment and supports the need for services which address abused and neglected children. Approximately 14.0% of Palm Beach County's population have income which are below the poverty level and according to the most recent census, 16.3% of the population is food insecure. Approximately 7,000 homeless cases are addressed annually at the Senator Phillip D. Lewis Center, the main entry point for homeless into the Palm Beach County Homeless System. The statistics above shows that there is a need to combat homelessness by providing homeless and homeless prevention services. The County also needs to continue to ensure the provision of services to persons recently released from incarceration to assist with their re-assimilation in the society. Based on the growing number of youths in the population (11.7% of those aged between 15 and 24), there is a strong need for public services which addresses youth needs. These will include educational services, family counseling for pregnant and parenting teens, and recreational services, etc. Over 70% of households in Palm Beach County are homeowners and many first-time homeowners are not fully conversant with all of the intricacies of homeownership, such as: source financing, interacting with realtors and mortgage companies, the housing financing process, homeowner responsibilities, and associated costs, among others. Provision of housing counseling is a need which will be addressed under this Plan. Over the four year period from FY2009 to FY2013, a total of 709 fair housing discrimination cases were reported to the Legal Aid Society of Palm Beach County and to PBC Office of Equal Opportunity, a rate of over 170 complaints per year. The frequency of these incidences coupled with the need for the County to honor and enforce the certification which it signed to Affirmatively Further Fair Housing makes it necessary for the County to establish and fund a need for fair housing services.

### **How were these needs determined?**

Palm Beach County's Department of Economic Sustainability staff reviewed recent census data to determine the predominant age group and assessed the public service needs which would be most appropriate for each. DES also consulted with other funding agency, such as the United Way of Palm Beach County and reviewed statistics and studies related to child abuse, domestic violence, fair housing,

homelessness, among others, to quantify the prevalence of these needs. Based on the aforementioned research, the identified needs and the rationale for them being identified as needs were documented and presented to the public and interested stakeholders at two public meetings held on December 9, 2014 and December 11, 2014 for comments and additional inputs. Notice of the meetings, as well as the document to be reviewed, were posted on DES website more than seven days before the proposed meeting date. Notices of the meetings were also posted in the Palm Beach Post seven days prior to the hosting of the meeting. Partners, existing subrecipients and developers were sent e-mails soliciting their participation at the meetings. Comments emanating from these meetings were used to finalize the determination of the County's need for public services.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

Palm Beach County's Program Jurisdiction encompasses the entire county, with the exception of the following nine municipalities: Boca Raton, Boynton Beach, Delray Beach, Highland Beach, Jupiter, Ocean Ridge, Palm Beach Gardens, Wellington, and West Palm Beach. Within the Jurisdiction there are a total of 433,173 residential housing units, of which the majority are single-family unit structures. The primary housing tenure within the Jurisdiction is homeowner, as opposed to renter, with three times as many owner units than renter units.

While there currently appears to be no shortage of housing units relative to the number of households in the Jurisdiction, there is an insufficient supply of housing units that are affordable. Only 19% of rental units and 49% of homeowner units are affordable to households within the Jurisdiction earning 100% or below Area Median Income (AMI).

The age of the Jurisdiction's housing stock is relatively young when compared to other South Florida counties, with 67% of owner units and 59% of renter units built in 1980 or later. Viewing the Jurisdiction's housing stock as a whole, 65% of units were built in 1980 or after.

The rising cost of housing in the Jurisdiction is most notably the biggest challenge currently facing many households. Given that this trend is likely to continue, low- and moderate-income households are expected to experience even greater housing cost-burden and/or overcrowded living situations during the 2015-2020 Consolidated Planning period.

Examining households with incomes at 80% or below AMI, 68% within the Jurisdiction are over 30% cost burdened, and 40% are over 50% (severely) cost burdened (2007-2011 CHAS data).

The Jurisdiction has seen a significant increase in renter demand over the past several years, which is largely attributed to the collapse of the housing bubble and resultant economic recession. Florida was hit particularly hard during the recession, with high numbers of property foreclosures and sharp declines in property values, resulting in a reduced tax base. Additionally, tightened lending requirements and a slowdown of rental housing production during the recession have contributed to subsequent escalation of rental unit costs. Though the Jurisdiction's market is making a steady recovery, the effects of the recession have resulted in a serious shortfall of affordable rental housing.

Another aspect of the County's housing market relates to the rate of foreclosures. Florida continues to top the nation in the number of foreclosures, with 1 in every 441 homes in some stage of foreclosure action (default, auction, or bank owned), according to data from RealtyTrac. Palm Beach County ranks near the State average, with 1 in every 453 homes under some type of foreclosure action.

The County will continue to be challenged to keep up with the demand for affordable housing and success will be dependent on market conditions, availability of public housing, and a variety of public and private partnerships to assist in reducing the affordability gap.

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## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the 2007-2011 American Community Survey (ACS), there were an estimated 661,865 housing units in Palm Beach County, constituting an increase in housing of 16% since 2000. Among the estimated 523,559 occupied units in the County, 72.6% (380,150) were owner-occupied and 27.4% (143,409) were renter-occupied. The housing vacancy rate in Palm Beach County per the 2007-2011 ACS was approximately 20.8% (138,306).

An estimated 372,113 housing units (56.2%) are single family; 270,873 (40.9%) are multi-family properties. Among multi-family properties, approximately 45% (122,052) are located on properties with 20 units or more. Per the 2007-2011 ACS, approximately 47.8% of all housing units (316,675) have three bedroom or more, while 40% of all housing units (264,126) have two bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	202,166	47%
1-unit, attached structure	45,786	11%
2-4 units	41,163	10%
5-19 units	55,918	13%
20 or more units	71,322	16%
Mobile Home, boat, RV, van, etc	16,818	4%
<b>Total</b>	<b>433,173</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	515	0%	2,206	3%
1 bedroom	13,153	5%	18,133	21%
2 bedrooms	89,157	34%	39,892	47%
3 or more bedrooms	158,515	61%	24,988	29%
<b>Total</b>	<b>261,340</b>	<b>100%</b>	<b>85,219</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Palm Beach County's Department of Economic Sustainability (DES), through various housing programs, provides assistance to households with incomes up to 120% Area Median Income (AMI). The County utilizes funding from various sources, including CDBG, HOME, SHIP, and NSP to create affordable housing, rehabilitate existing housing stock, provide 1st and/or 2nd mortgage financing to eligible

households, and offer rental assistance through SHIP and ESG. Programs such as the Affordable Housing Program and the Workforce Housing Program also offer incentives to developers to create affordable housing in the County.

During the 2010-2015 fiscal years, Palm Beach County DES has assisted the following units:

**HOME** – acquisition/rehabilitation of 7 rental units (1 household at < 30% AMI; 2 households at <50% AMI; and 4 households at < 80% AMI); acquisition/rehabilitation of 1 unit for resale to a 50% or below AMI household, rental new construction of 21 units (11 units < 50% AMI and 10 units < 80% AMI); and purchase assistance for 126 homebuyer units (5 households < 30% AMI; 43 households < 50% AMI; and 78 households < 80% AMI) .

**CDBG** – rehabilitation of 50 owner units for households with incomes at or below 80% AMI.

**NSP1** – acquisition and rehabilitation of 56 housing units for rental or resale to 50% or below AMI households; and 74 units acquired and rehabilitated for rental or resale to 120% or below AMI households.

**NSP2** – acquisition and rehabilitation of 217 housing units for rental or resale to 50% or below AMI households; and 200 units acquired and rehabilitated for rental or resale to households at or below 120% AMI.

**NSP3** – redevelopment of 5 rental units for households at or below 50% AMI; acquisition of a 65 unit multi-family property, with 32 units set aside for households at or below 50% AMI; and acquisition and rehabilitation of 35 housing units, of which 17 were purchased by 50% AMI or below households and the remaining 18 were purchased by 120% AMI or below households.

**DRI** – rehabilitation of 191 single family units for households at or below 80% AMI; and rehabilitation of 989 multi-family housing units for households at or below 50% AMI.

**SHIP** – rehabilitation of 44 owner-occupied units (6 households at or below 30% AMI, 15 households at or below 50% AMI, 13 households at or below 80% AMI, and 10 households at or below 120% AMI); financing/down payment purchase assistance with rehab for 41 homebuyer units (1 household at or below 30% AMI, 14 households at or below 50% AMI, 18 households at or below 80% AMI, and 8 households at or below 120% AMI).

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The Jurisdiction does not expect to lose any affordable housing units from its inventory during the 2015-2020 Consolidated Plan time period. Though five (5) public housing units have recently been demolished and 62 units remain to be demolished during the period, 82 units will be newly constructed to replace the demolished units, resulting in a net surplus of 15 units.

## **Does the availability of housing units meet the needs of the population?**

There is a continued demand for affordable housing in Palm Beach County. Within the past decade (ACS 2007-2011 data), the Jurisdiction has seen median home value double and median rent value increase by more than fifty percent.

Currently, the County ranks as the third most populous among all counties within the State. Population projections for the Jurisdiction, supplied by the Florida Housing Data Clearinghouse, indicate that a 6% net increase in the number of households is expected during the 2015-2020 Consolidated Planning time period.

Current analysis of the rental market indicates lowering inventory and rising costs, denoting an imbalanced market, reduced affordability, and an increase in the number of cost burdened households. Demand is expected to rise over the next five years as the population is projected to increase at a rate faster than affordable units are produced.

Analysis of the County's homebuyer market appears to be more balanced, according to the Realtors Association of the Palm Beaches (RAPB). Year end 2014 figures indicate a 5.5 month supply of inventory for single family homes, up 7.4% from the prior year, and an increase in the number of listings by 16% from the previous year. The RAPB reported a \$275,000 single family home sale price for the year 2014. This would be out of reach for many households within the Jurisdiction. For example, a household size of four at 80% AMI earning \$52,300 annually would be able to afford a housing payment of no more than \$1,308 monthly. A typical mortgage payment based on a \$275,000 sales price would be approximately \$1,698 per month (inclusive of property taxes and insurance).

### **Describe the need for specific types of housing:**

The Jurisdiction has a range of affordable housing needs, which includes housing that is affordable for very low and extremely low income households, seniors, disabled households, and farmworkers.

Of the total units located in the Jurisdiction, only 13% are affordable to families at or below 50% AMI. This indicates a critical need for additional renter and owner housing units that are affordable to very low and extremely low income households.

Countywide cost burden statistics published by the Florida Housing Data Clearinghouse reflect that 41% of elderly households and 41% of disabled households are cost burdened, paying more than 30% of income for housing costs. The data also indicates that the number of farmworker family units would need to be increased by 73% to meet the current need (2,498 units).

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

According to the Housing Element of Palm Beach County's Comprehensive Plan, housing is considered to be affordable if monthly rents including utilities, or monthly mortgage payments, including property taxes and insurance, do not exceed thirty (30%) percent of the household's median adjusted gross annual income for very low, low and moderate income. Households are considered "cost-burdened" when housing costs exceed thirty percent (30%) of gross household income. "Severe cost burden" occurs when a household's housing costs exceed fifty percent (50%) of gross household income.

In Palm Beach County, median value of homes has increased by 106% and median contract value of rent has increased by 52% since 2000, according to ACS data provided in the table below.

Cost of Housing	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	115,000	236,600	106%
Median Contract Rent	648	988	52%

**Table 30 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	12,697	14.9%
\$500-999	37,674	44.2%
\$1,000-1,499	23,516	27.6%
\$1,500-1,999	7,382	8.7%
\$2,000 or more	3,950	4.6%
<b>Total</b>	<b>85,219</b>	<b>100.0%</b>

**Table 31 - Rent Paid**

**Data Source:** 2007-2011 ACS

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,753	No Data
50% HAMFI	18,185	31,819
80% HAMFI	56,880	71,991
100% HAMFI	No Data	106,504
<b>Total</b>	<b>80,818</b>	<b>210,314</b>

**Table 32 – Housing Affordability**

**Data Source:** 2007-2011 CHAS

Monthly Rent (\$)	Efficiency bedroom (no)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	750	962	1,202	1,623	1,938
High HOME Rent	793	892	1,073	1,231	1,354

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	655	701	842	973	1,085

**Table 33 – Monthly Rent**

**Data Source:** 2014 HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

It is clear that there is a shortage of units affordable to lower income households within the jurisdiction, particularly for households with incomes at or below 50% AMI. ACS data in the preceding table indicate that only 7% of renter units are affordable to 30% or below AMI households and less than 30% are affordable to 50% or below AMI households. For owner units, there is insufficient supply for households at 50% AMI and below, with only 15% of units accessible. Less than 19% of residential units within the Jurisdiction are affordable to renter households whose income is at or below 80% AMI and 24% of owner units are affordable to those households with incomes at 80% AMI or below.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

According to 2007-2011 ACS figures, the median contract rent charged within the Jurisdiction is \$988, which reflects a 52% increase since the year 2000 (U.S. Census Base Year). The increase in median home value during the same period is even more staggering, from \$115,000 to \$236,000, reflecting an increase of 106%. During this same period, median income in the Jurisdiction has risen by only 18%. This pattern represents a disproportionate increase in housing costs relative to household income.

Based on data provided by the Florida Housing Data Clearinghouse, Palm Beach County’s 2013 median sales price (\$280,000) exceeded the State’s by 51%. Additionally, 2014 HUD Fair Market Rent for Palm Beach County (\$962 1BR; \$1,202 2BR; \$1,623 3BR; \$1,938 4BR) ranked as the third highest among the 67 counties in the state.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Median Contract Rent for the Jurisdiction in 2011 was \$988, a 52% increase over 2000 Median Contract Rent. Both Fair Market Rent (FMR) and High HOME Rent values were higher than Median Contract Rent for the Jurisdiction, with the exception of High HOME Rent of \$908 charged for a one-bedroom unit, which was \$80 below Median Contract Rent. However, Low HOME rent limits for 3- and 4-bedroom units were higher than Median Contract Rent.

Fair Market Rents have shown an upward trend from 2011 to 2014, with the exception of 2013 limits showing a minimal reduction in FMR rent limits for Efficiency, 1-bedroom, and 3-bedroom units. High HOME Rents and Low HOME Rents declined slightly from 2013 to 2014, whereas Fair Market Rent showed an increase during the period.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

According to housing condition data tracked by HUD (substandard housing – lacking complete kitchen or plumbing facilities; overcrowded housing – 1.01 or more persons per room; and housing cost burden – more than 30% of income toward housing), the incidence of housing units with one or more conditions is significantly higher for renter units (59%) than for owner-occupied units (41%). However, of the Jurisdiction’s total housing units (renter and owner) with one or more selected conditions, the overwhelming majority of units with conditions are those units related to cost burden rather than physical deficiency (lacking plumbing or complete kitchen) or overcrowding.

Data from Florida Housing Data Clearinghouse indicates that only 2.1% of Countywide occupied units lack complete plumbing or complete kitchen facilities. Overcrowding accounts for fewer than 3% of occupied units.

### Definitions

Housing units are considered to be in “*Substandard Condition*” if they have one or more of the following housing conditions: overcrowded; lack heating; or lack complete kitchen or plumbing.

“*Substandard but Suitable for Rehabilitation*” units have one or more of the previously indicated housing conditions, but provide safe and adequate shelter and have no critical structural and/or environmental defects and are financially feasible to rehabilitate.

“*Standard*” condition refers to a housing unit that meets or exceeds HUD’s Housing Quality Standards (HQS) (24 CFR 982.401) and all applicable state and local building codes and ordinances.

“*Substandard Housing*”, according to Palm Beach County’s Comprehensive Plan, is defined as structures which endanger the life, health, property, or safety of the general public or its occupants. Indicators of "substandard housing" shall include: (1) lack of plumbing facilities (hot and cold piped water, a flush toilet, and a bathtub or shower); (2) lack of kitchen facilities (sink with piped water, a range or stove, and a mechanical refrigerator); and (3) structural defects (physical damage to the designated load-bearing portions of a home caused by failure of such load-bearing portions of the home that affects their load-bearing functions to the extent that the home becomes unsafe, unsanitary, or otherwise unlivable).

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	105,657	40%	47,032	55%
With two selected Conditions	2,305	1%	3,620	4%
With three selected Conditions	136	0%	397	0%
With four selected Conditions	0	0%	16	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	153,242	59%	34,154	40%
<b>Total</b>	<b>261,340</b>	<b>100%</b>	<b>85,219</b>	<b>99%</b>

**Table 34 - Condition of Units**

Data Source: 2007-2011 ACS

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	41,635	16%	13,020	15%
1980-1999	132,564	51%	37,603	44%
1950-1979	81,902	31%	31,451	37%
Before 1950	5,239	2%	3,145	4%
<b>Total</b>	<b>261,340</b>	<b>100%</b>	<b>85,219</b>	<b>100%</b>

**Table 35 – Year Unit Built**

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	87,141	33%	34,596	41%
Housing Units build before 1980 with children present	19,875	8%	10,304	12%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units	Suitable for Rehabilitation+	Not Suitable for Rehabilitation+	Total
Vacant Units	0	0	35,606*
Abandoned Vacant Units	0	0	0
REO Properties	0	0	4,485**
Abandoned REO Properties	0	0	897***

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS, Realtytrac.com

\*Source of Vacant Units: 2010 Census Countywide data)

\*\*Source of REO Properties: RealtyTrac website (Countywide estimate as of March 2015)

\*\*\*Source of Abandoned REO Properties: RealtyTrac website (Nationwide percentage estimate applied to Countywide data)

+ Data is not available for a breakdown of "Suitable for Rehabilitation" and "Not Suitable for Rehabilitation" of vacant, abandoned vacant, REO properties, or abandoned REO properties in the Jurisdiction. HQS inspections would be required on these units in order to determine the suitability of rehabilitation.

## Need for Owner and Rental Rehabilitation

ACS data supplied by HUD indicates the percentage of owner- and renter-occupied units in the Jurisdiction that are over thirty years old. 33% of owner-occupied units and 41% of renter-occupied units were built prior to 1980. It can be assumed that some degree of rehabilitation is likely to be necessary for units in excess of 30 years of age, so it is evident that there is a need for rehabilitation of both homeowner and rental housing stock in Palm Beach County. Additionally, with housing values

outpacing income growth in Palm Beach County, many owner households will likely turn to rehabilitation of their existing properties as a more affordable option rather than purchasing another property.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

According to HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, the likelihood of lead-based paint being present in a dwelling is closely associated with the age of the structure. Only 8 percent of housing units built between 1960 and 1977 in the U.S. are estimated to have "significant" lead-based paint hazards, as compared to 68 percent for units built before 1940.

Utilizing 2007-2011 ACS Countywide data to determine estimates of when units were built, 29.5 percent of all units were built between 1960 and 1979, and 1.6 percent were built prior to 1940. Applying these percentages to the 121,737 combined owner and renter units built prior to 1980 as indicated in Table 9, it is estimated that of the 35,912 units built between 1960 and 1979, 2,872 are estimated to potentially have significant LBP hazards. Of the estimated 1,948 units built prior to 1940, 1,305 may have significant LBP hazards.

Data provided indicates that there are total of 121,737 housing units built before 1980, of which 33 percent are owner-occupied units and 41% are renter-occupied units. Of this total, 30,179, or 25 percent are household units with children present who may potentially be exposed to LBP.

The 2011 Annual Childhood Lead Poisoning Surveillance Report published by the Florida Department of Health indicates, based on a five year average, that 15 new cases are reported annually in Palm Beach County for children less than six years of age.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Seven (7) public housing authorities operate within the boundaries of Palm Beach County (six supported by HUD and one by the U.S. Department of Agriculture). Of the seven public housing authorities, three (3) are located within the Palm Beach County CDBG Jurisdiction (Pahokee, Palm Beach County, and Belle Glade). Together, these entities operate a total of 1,682 public housing units (Pahokee-479, Palm Beach County-490, and Belle Glade-713) and manage 2,275 vouchers. The table below relates to the inventory of units and vouchers available dispersed amongst the three authorities that provide affordable housing for low income individuals and families.

### Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,682	490	171	319	0	0	0
# of accessible units	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 38 – Total Number of Units by Program Type**

**Data Source:** 2014 Public Housing Survey

**Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are twelve (12) public housing developments within the Palm Beach County Urban County Program jurisdiction, administered by three public housing authorities: Belle Glade, Pahokee and Palm Beach County. Physically, the developments are either in good, standard, excellent or safe and sanitary condition.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
McClure Village*	88
McClure Village Annex	New
Padgett Island Homes*	91
Fremd Village*	84
Okeechobee Center*	N/A
Osceola Center*	N/A
Drexel Apartments*	N/A
Dyson Circle Apartments*	N/A
Schall Circle*	N/A
Seminole Circle*	N/A
Single Family Homes/Scattered Sites	N/A
South Bay Villas	N/A

**Table 39 – Public Housing Condition**

**Data Source:** 2014 Public Housing Questionnaire

\* The developments marked by an asterisk in the table above participate in an approved public housing agency plan.

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

**Belle Glade Housing Authority (BGHA):** The Belle Glade Housing Authority (BGHA) owns 714 units located on two sites, Okeechobee Center has 400 units and Osceola Center has 314 units. BGHA recently added central air conditioning and heat to all of the units and added “Hurricane Rated” windows and doors to nearly two-thirds of the units.

**Palm Beach County Housing Authority (PBCHA):** A number of the existing units were recently retrofitted to withstand the impacts of a hurricane. This was completed with funding received from the Disaster Recovery Initiative (DRI) program. PBCHA plans to acquire a 384-unit gated community in the Glades area 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. The property would incorporate both project based vouchers and market rate occupants. Presently, a reading program has been implemented at Schall Landings, and a Teen Outreach Program at Dyson Circle Apartments. PBCHA plans to continue

expanding its Real Estate department to reposition its vacant land, and redevelop its existing housing stock due to an increased need for housing in the Glades area.

**Pahokee Housing Authority (PHA):** PHA's Physical Needs Assessment reflects a need to upgrade its housing stock to current or better standards.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Housing Authorities strategy for improving the living environment of their residents focused on improving safety and reducing the crime rate. Some have partnered with the Palm Beach County Sheriff's Office (PBSO) to achieve this goal. Also, the Authority's have been working to improve housing conditions and providing more choices for its residents to live. Aftercare for school age children, daycare facilities, and reading and self sufficiency programs are also being implemented to help improve the living environment for families residing in public housing.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

A number of county agencies provide a variety of services to support the complex needs of the homeless population in Palm Beach County. These needs not only include shelter for varying lengths of time, but also include basic needs such as food, clothing and transportation. Many agencies provide supportive services, such as case management, medical screening, and counseling for financial, legal, substance, employment, and life skills, among others. The complexity makes it difficult to provide a brief inventory of all housing facilities and services that provide to the homeless population within Palm Beach County. In completing the homeless inventory below, the terms emergency shelter, transitional housing, and permanent supportive housing are defined as the following:

Emergency Shelter: “Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homelessness.” (24 CFR 91.5)

Transitional Housing: “A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD”. (24 CFR 91.5)

Permanent Supportive Housing: This term is not defined by the regulations. Palm Beach County Continuum of Care defines it as housing with supportive services for people who are not able to live independently.

The following inventory identifies 367 emergency shelter beds, 481 transitional beds, and 977 permanent supportive housing beds. Note that “chronically homeless households” and “veterans” are subpopulations and the beds for which are a duplicate count of beds reported in another category.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	214	2	150	508	0
Households with Only Adults	143	2	321	469	0
Chronically Homeless Households	0	0	0	337	0
Veterans	30	2	46	332	0
Unaccompanied Youth	10	0	10	0	0

**Table 40 – Facilities and Housing Targeted by Homeless Households**

**Data Source:** 2014 Housing Inventory Count Report

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Palm Beach County coordinates with various community partners who provide health, mental health and employment services to ensure these services are also offered to the County’s homeless population. The County’s Homeless Outreach Team, which spearheads the County’s homeless outreach program, conducts initial screenings and makes appropriate referrals in the field for services. Many of these requests are for health and/or mental health services. A majority of these referrals are to the County’s Health Department, FoundCare, and Jerome Golden Center for Behavioral Health. The County’s Homeless Resource Center (Lewis Center), also conducts assessments and makes referrals for health and mental health services to the organizations named above. These entities provide health care and mental health services to the general population, including the low income and homeless population. Health services include but not limited to health screenings, routine preventive care, diagnostic services and provides dental services. Mental health services provided include assessments, counseling and individual treatment plans. These mental health services facilitate client’s (both homeless and non-homeless) recovery and their reintegration back into the community.

The County collaborates with The Lord’s Place to provide employment training for all segments of the County’s population, including the low income and homeless population. The Lord’s Place Employment Services offer diverse programming (apprenticeships, training, education classes, job coaching services) that assist clients to develop vocational and educational goals leading to employment and self-sufficiency. CareerSource of Palm Beach County also assist job seekers (both homeless and non homeless) achieve career success. CareerSource operates full service career centers that provide career counseling, use of computers, phones and fax machines for job searches, training opportunities and job placement. U.S. military veterans receive priority of service at the career centers.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Facility Type/Services	Emergency Shelter Facility (367 Beds)
Description of facility/service	Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth
Facility Type/Services	Transitional Housing Facility (481 Beds)
Description of facility/service	A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months.

Population served		Homeless singles, families, veterans, veterans with families, unaccompanied youth
Facility Type/Services		Permanent Supportive Housing (977 Beds)
Description of facility/service	of	A project that is designed to provide permanent housing and appropriate supportive services to persons who are unable to live independently.
Population served		Homeless singles, families, veterans, veterans with families, unaccompanied youth, chronically homeless individuals and families
Facility Type/Services		Rapid Re-Housing
Description of facility/service	of	Rent/utility/mortgage assistance necessary to keep the “at risk of homelessness” population housed
Population served		Homeless singles, families, veterans, veterans with families, unaccompanied youth
Facility Type/Services		Homeless Prevention
Description of facility/service	of	Rental/utility assistance necessary to move the homeless as quickly as possible into permanent housing to achieve housing stability.
Population served		Singles, families, veterans, veterans with families who meet the HUD’s definition of “at risk of homelessness”
Facility Type/Services		Outreach Services
Description of facility/service	of	Services include in field assessments and referrals to the County’s Homeless Resource Center, mental health facilities, substance abuse centers, and medical facilities
Population served		Homeless singles, families, veterans, veterans with families, unaccompanied youth, chronically homeless individuals and families
Facility Type/Services		Supportive Services
Description of facility/service	of	Supportive services that are offered by many of the County’s partners included but not limited to case management, life skills, substance abuse treatment, mental health services, education, financial counseling, AIDS/HIV related treatment and counseling, employment assistance, child care and transportation.
Population served		Homeless singles, families, veterans, veterans with families, unaccompanied youth, chronically homeless individuals and families.

**Table 41 – Services and facilities that meet the needs of homeless persons**

**Data Source:** 2014 Housing Inventory Count Report

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Within the County, special needs facilities and services are made available through local public and private (typically non-profit) programs and serve one or more of the following:

- Elderly (62 years and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their Families
- Victims of domestic violence, dating violence, sexual assault, and stalking
- Veterans
- Youths aging out of foster care
- Ex-offenders

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The non-homeless special needs populations experience many of the same supportive housing needs. These needs are typically the result of the individuals being on a fixed income, having no or a bad credit history, health issues, a lack of job opportunities, a lack of affordable health care, and substance abuse or mental health disorders. As a result, the supportive housing needs of these groups include but are not limited to affordable housing, rental subsidies, financial management counseling, relocation assistance, education and employment services, and affordable quality childcare.

Supportive housing needs of the elderly and persons with disabilities are generally provided by adult day care centers, group homes, assisted living centers, nursing homes if a higher level of care is required, transportation, and in-home support (personal care attendant, homemakers, home health aides).

Victims/survivors of domestic violence seeking help require emergency shelter, transitional to long-term housing, in addition to services for regaining independence such as education, training, employment, child care, transportation, legal services, and other services.

The HOPWA program and the Ryan White program, administered by the City of West Palm Beach and PBC Community Services Department respectively, provide services to persons with AIDS/HIV offer and to their families. The HOPWA program funds are used to fund non-profit agencies that provide housing services to homeless/or persons afflicted with AIDS/HIV who are at-risk of becoming homeless. Services provided by the program include tenant-based rental assistance, short-term rent, mortgage and utility

assistance, facility/project based housing, and supportive services. The Ryan White program, among other things, primarily assists AIDS/HIV infected persons who are at risk of becoming homeless.

Youths aging out of foster care who opt to stay in extended foster care are provided with housing and a stipend by Childnet in Palm Beach County. Currently, there are approximately 80 beds provided by six (6) providers to satisfy a demand that is currently estimated at 230 persons.

Veterans and ex-offenders will be provided with housing assistance through tenant-based rental assistance, short-term rent, mortgage and utility assistance, facility/project based housing, supportive services, and accommodations in emergency and transitional facilities, where appropriate. Funding for these activities will be from CDBG, ESG, HOME, SHIP, SHP, and other federal, state and local programs.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Jerome Golden Center for Behavioral Health oversees individuals returning from civil or forensic psychiatric hospitals to central, western and northern Palm Beach County. Patients are followed from beginning to end of their hospitalization by a liaison case manager who visits the clients frequently at the various hospitals and actively participates in the client's discharge planning. A similar program is in place for the southern part of the county with services provided by South County Mental Health Center. Continuing care services provided include individual intensive case management; supported employment; vocational rehabilitation; on-the-job training; supported and supervised housing; substance abuse services; residential treatment and care; and Housing Opportunities for People with AIDS (HOPWA) based services.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Palm Beach County augments its own services mix of housing and supportive services for persons who are not homeless but have special needs by providing financial assistance to community-based organizations. The County will continue to provide services ranging from detoxification services; mental health services; services for the disabled including, but not limited to vocational skills training, compensated work experience, job placement, supportive housing, and counseling; safe, affordable and supportive housing; case management services; long-term residential services for kids 13 to 17 that have been declared dependent on the state; safe, secure, confidential shelter and associated programs such as counseling and case management for victims of domestic abuse; and support services at senior centers, community care programs, and transportation services; among others.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs**

**identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The services stated in the preceding section are funded by Palm Beach County's ad valorem funds and are supplemented with Community Development Block Grant (CDBG) funds, Emergency Shelter Grant (ESG) funds, and HOME Investment Partnership Program (HOME) funds. ESG funds provided to agencies are matched 1:1 by the respective agencies while the 25% HOME funds are matched with State Housing Initiative Program (SHIP) funds.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The Housing Element of Palm Beach County's Comprehensive Plan states as its purpose the following: identification of existing and projected deficits in the supply of housing to meet the needs of the County's population, particularly the very low and low income families; the provision of an analysis of housing trends and the causes, scope and nature of any housing problems; the development of appropriate plans, programs and policies to bring about the accomplishment of the necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector; and, to guide and coordinate all housing activities to eliminate duplications and increase efficiency of the housing delivery system.

The Plan acknowledges that market demand largely dictates the type and location of housing projects and that the County's development regulations (e.g., Zoning and Building Codes) only guide the private sector in the development and construction of housing. However, because housing is an essential human need, the public sector has the responsibility to ensure adequate, safe housing, especially for low, and very low income families, elderly and other disadvantaged groups.

Zoning and land use policies play a significant role in determining the amount and availability of affordable housing within a community. The County's land use policy guides the location of housing types and densities. Zoning, on the other hand, is the planning tool for implementing housing development and regulating its construction. Palm Beach County offers zoning and other incentives to housing developers aimed at addressing the housing needs of its low- and moderate-income population. Zoning incentives that increase the density of housing development and provide for a mix of uses, are important tools for expanding the local supply of affordable housing units.

The County recognizes that public policies can affect the supply and new construction of affordable housing through their impacts on the cost and geographic location of these types of units. The County is also committed ensuring that its policies do not contribute to the concentration of affordable housing in specific areas of the County and that consideration be given to the availability of public services, transportation and employment opportunities when locating affordable housing developments. Therefore, Palm Beach County is committed to undertake continual review of the existing policies to ensure that they do not become an impediment to the provision of affordable housing and to implement new policies which may become necessary due to changes in the affordable housing market over time.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Palm Beach County was established in 1909 after being split from Miami-Dade County. Its modern-day boundaries were established in 1963. The County ranges from urban areas on the coast to suburban in the middle and rural areas toward the west. The county is a total area of 2,383 square miles, of which 1,970 square miles is land (second in size to Miami-Dade in Florida) and 413 square miles is water which includes mostly the Atlantic Ocean and Lake Okeechobee. Its population of 1,320,134 is third in the state next to Miami-Dade and Broward Counties. The County has approximately 526,000 acres of farmland and leads the nation in the production of sugar and sweet corn, and the leading producer in the state of rice, bell peppers, lettuce, radishes, Chinese vegetables, specialty leaf and celery.

Of its 38 municipalities, West Palm Beach is the largest city with an estimated population of 102,436 followed by the cities of Boca Raton 89,407, Boynton Beach 71,097 and Delray Beach 64,072. Palm Beach County boasts several colleges and universities providing two and four year degrees, including Florida Atlantic University (FAU), Lynn University, Northwood University, Nova Southeastern University, Palm Beach Atlantic University and Palm Beach State College.

The County's economy is diversified, supported by its established base of agriculture, tourism, government, healthcare, and aerospace, and its growing bioscience and higher education sectors. Leading employers include the School District of Palm Beach County, the county government, Tenet Healthcare Corporation, and Florida Power and Light. Smaller bio-science firms have been attracted to the northern part of the County where Scripps Research Institute, a biomedical research firm, and Max Planck Florida Institute in connection with FAU are located. Cancer Treatment Centers relocated to Boca Raton from Illinois in February 2014.

Palm Beach County has a state-of-the art transportation and logistics system that is comprised of an international airport (PBI) with an integral Federal Inspection Facility, and a seaport with a Foreign Trade Zone (FTZ#135). These ports have easy access to the Florida Turnpike and Interstate 95 serving Palm Beach County along with two major railways (FEC and CSX), and a possible inland logistics center developing close to Lake Okeechobee. Southern Boulevard (SR80/US98) runs east-west through central Palm Beach County from I-95 to US 441/SR7 to the Glades communities (rural) and across the state. Tri-Rail is a commuter rail line linking Miami, Fort Lauderdale and West Palm Beach, Florida and is under expansion going north to Jupiter.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,326	6,599	2	3	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Arts, Entertainment, Accommodations	42,261	36,057	17	18	1
Construction	14,504	10,644	6	5	-1
Education and Health Care Services	50,854	38,464	20	19	-1
Finance, Insurance, and Real Estate	21,355	13,675	8	7	-1
Information	5,925	2,628	2	1	-1
Manufacturing	10,960	8,696	4	4	0
Other Services	13,470	12,804	5	6	1
Professional, Scientific, Management Services	27,085	16,697	11	8	-3
Public Administration	0	0	0	0	0
Retail Trade	42,641	38,478	17	19	2
Transportation and Warehousing	6,780	4,951	3	2	-1
Wholesale Trade	14,014	9,895	5	5	0
Total	255,175	199,588	--	--	--

**Table 42 – Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force	Number of People
Total Population in the Civilian Labor Force	421,291
Civilian Employed Population 16 years and over	375,489
Unemployment Rate	10.87
Unemployment Rate for Ages 16-24	26.14
Unemployment Rate for Ages 25-65	7.38

**Table 43 – Labor Force**

**Data Source:** 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	81,204
Farming, fisheries and forestry occupations	15,085
Service	44,213
Sales and office	104,517
Construction, extraction, maintenance and repair	39,178
Production, transportation and material moving	17,814

**Table 44 – Occupations by Sector**

**Data Source:** 2007-2011 ACS

Travel Time	Number	Percentage
< 30 Minutes	221,637	63%
30-59 Minutes	105,026	30%
60 or More Minutes	22,719	7%

Travel Time	Number	Percentage
<b>Total</b>	<b>349,382</b>	<b>100%</b>

**Table 45 – Travel Time**

**Data Source:** 2007-2011 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	34,654	7,229	16,623
High school graduate (includes equivalency)	78,121	9,519	26,405
Some college or Associate's degree	95,205	8,610	23,950
Bachelor's degree or higher	98,974	6,250	22,615

**Table 46 – Education Attainment by Employment Status**

**Data Source:** 2007-2011 ACS

Educational Attainment by Age	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	3,608	7,914	5,770	11,554	12,078
9th to 12th grade, no diploma	12,675	8,947	9,412	14,919	15,050
High school graduate, GED, or alternative	22,117	26,283	30,150	57,689	65,302
Some college, no degree	20,822	19,074	22,553	46,924	41,633
Associate's degree	4,011	8,520	10,397	20,403	8,182
Bachelor's degree	3,417	16,268	22,256	45,565	33,846
Graduate or professional degree	230	5,912	11,484	26,402	25,730

**Table 47 - Educational Attainment by Age**

**Data Source:** 2007-2011 ACS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,587
High school graduate (includes equivalency)	26,655
Some college or Associate's degree	34,185
Bachelor's degree	46,424
Graduate or professional degree	61,562

**Table 48 – Educational Attainment-Median Earnings in the Past 12 Months**

**Data Source:** 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors in Palm Beach County are arts, entertainment and accommodations (36,057); educational and health care services (38,464); professional, scientific and management services (16,697); and retail trade (38,478).

**Describe the workforce and infrastructure needs of the business community:**

The business community needs a workforce with the right talent and experience to support its ability to compete in the marketplace. According to the Florida Department of Economic Opportunity, Bureau of Labor Market Statistics as of August 2014, Palm Beach County has a labor force of 667,204 with an unemployment rate of 6.6% (total unemployed 44,035). Palm Beach County is .1% lower than the Florida Statewide unemployment rate of 6.7% and 0.3% higher than the national unemployment rate of 6.3%. There has been a significant reentrance (26.3%) of persons going back into the work place since the recession. The largest sector of the labor force are persons aged 45 to 64, having received either a high school diploma, college and/or graduate or professional degree, and the lowest unemployment of 6.1%. Mid-skilled jobs will be in greater demand as baby boomers leave the work place. Persons aged 16-24 showed a high unemployment rate due mostly to inexperience and the lack of soft skills. As existing employees retire, resign or get promoted, businesses may require more staff to fill new business and operational requirements. Workers will need both soft and technical skills. Labor demand has increased according to the County's workforce catalyst, CareerSource Palm Beach County, measured by online advertised vacancies.

The Florida Department of Economic Opportunity, Bureau of Labor Market Statistics defines Palm Beach County as the West Palm Beach-Boca Raton-Boynton Metropolitan Division which has gained 14,600 nonagricultural jobs over the year (as of August 2014) primarily in education and health services (+4,000 jobs), leisure and hospitality (+2,700 jobs), and professional and business services (+2,700 jobs). Other industries gaining jobs were construction (+2,100 jobs); trade, transportation, and utilities (+1,600 jobs) and government (+1,100 jobs). Manufacturing was the only industry that lost jobs over the year. The employment growth was strongest in the construction industry, which increased 7.7% over the year. There are a total of 802,691 jobs in the County with an average salary of \$47,472. These jobs are not only filled by residents in Palm Beach County, but surrounding counties including Broward, Martin and St. Lucie. Regional trends show that from 2015 to 2019, there will be an increase of 66,780 jobs, representing an 8.3% change compared to the state at 7.9% and the nation at 6.9%. Occupations expected to experience the greatest increases are in sales and office; management; business and financial; and services.

With this job growth is the demand for work places. According to CBRE Research 3<sup>rd</sup> Quarter 2014 Report, the amount of new supply added to the market since 2008 is well below the levels seen during previous expansionary periods. The report states that there is a demand in Palm Beach County for well positioned and prime retail properties as well as larger land requests in the range of 100,000sf to

800,000sf for manufacturing and distribution centers. Class A office properties have shown slow and steady organic growth.

Local road improvements are needed in many of our communities. Smaller communities have difficulty in acquiring funds for the resurfacing of roads and replacing aging utility lines. Many must resort to asphalt patchwork and the raising of utility costs which may already be high to complete the work. Palm Tran will be extending its services to the north end of the County and an express passenger rail service called All Aboard Florida is in the predevelopment stages to take passengers from South Florida to Orlando.

Palm Beach County has a special focus in the rural Glades communities bordering Lake Okeechobee. There is a disparity in employment levels between the urban coastal communities and the rural Glades communities with the estimated unemployment ranging from 15.7% to 27.85% in these communities. On-going efforts are being made through the development of the Glades Region Master Plan for infrastructure improvements to replace the aging water/sewer lines, develop future road access, increase transit, provide workforce housing and amenities, and workforce training in anticipation of an inland logistics center and redevelopment of the former state prison property.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The County has a number of initiatives and opportunities developing over the next five years through plans and public/private investments.

The Glades Region Master Plan, funded by U.S. HUD, is a comprehensive capital improvement plan developed in coordination with the Glades communities and stakeholders to identify types and mixes of land uses and attendant infrastructure needed to serve development/redevelopment including the 850 acre inland logistics center in the predevelopment stages and the recently purchased 211 acres (former state prison property) planned for future industrial, commercial and possible residential use, creating jobs for area residents. The County will seek funds to implement the improvements identified by the Plan, although it has committed \$25M to be expended over the next 5 years to replace the aging water/sewer lines.

Palm Beach County in collaboration with the municipalities of Palm Beach Gardens and Jupiter are working to ensure adequate land is banked to accommodate the growing “North Palm Beach Life Science Corridor” located east of I-95 on Donald Ross Road. The Scripps Research Institute, one of the world’s largest non-profit research institutes whose role is recognized internationally for its contributions to science and health, including laying the foundation for new treatments for cancer, rheumatoid arthritis, hemophilia, and other diseases and Max Planck, a German Research Institute and world leader in biomedical research with more than 2,300 inventions has attracted and is expected to continue to attract, top-level pharmaceutical and medical-related companies to this region. FAU, which

shares the adjacent property, has taken advantage of these two research institutes in developing academic and research programs, including a medical school and neuroscience group. Funds are being sought by DES to assist the Florida Atlantic Research and Development Authority in a feasibility study for the FAU Science and Research Park near the research institutes. The FAU Science and Research Park will be used by students to further their studies for future careers in a growing sector.

The Public Market is a component of the overall marina redevelopment project, the Riviera Beach Marina Village, which includes redevelopment of the existing marina, Bicentennial Park, and Public Hall, and the new development of waterfront restaurants, parking facilities, and the Market Court District, a mixed-use retail area of which the Public Market will serve as an anchor. The County will provide \$150,000 of CDBG funds to the Riviera Beach CRA for the Public Market Project to assist with costs of architectural and engineering services. The Market will entail new construction of a 48,000sf, two-story building that will house ground-floor stalls for vendors of fresh foods, local, and organic products; and second-floor shops and studio space for local artisans and craftsmen. The total development cost of the Public Market is \$15M. It is anticipated that 59 businesses will operate within the Market, both newly-established microenterprises, small and ethnic farmers and existing businesses expanding and relocating operations. Technical assistance through the business incubators and financial support through the County's loan programs and community development financial institutions will be needed to assist these groups.

For over two decades, the City of Lake Worth has partnered with Palm Beach County on many aspects of the Lake Worth Park of Commerce to become a vital center for light industry and a major employment center close to Palm Beach State College and its state-of-the art Education and Training Center. The Park has one of the largest areas with vacant land including 22 acres recently purchased by a manufacturer in the highly urbanized eastern corridor of the County with its arterial connections close to I-95, Tri-Rail, CSX, Palm Beach International Airport and the Port of Palm Beach. In January 2014, the City of Lake Worth hired an engineering firm to complete the modernized infrastructure and roadway design on Boutwell Road between Tenth Avenue North and Second Avenue South. Funds will be needed for future infrastructure improvements.

The Hilton West Palm Beach at the Palm Beach County Convention Center Hotel began its construction almost a year ago after decades of planning. It is estimated to create more than 1,500 jobs and generate \$1 billion in economic activity over 10 years.

The County continues to provide gap financing for business development, creating job opportunities for area residents. Three manufacturers and one retail business requiring \$47M will develop their projects in Lake Worth, Riviera Beach, Pahokee and South Bay over the next few years. These projects will create approximately 440 jobs and will develop and/or redevelop over 250,000sf of space. Financing in the form of New Market Tax Credits or other financing assistance will be applied for on behalf of the County.

The County coordinates with the Florida Dept. of Economic Opportunity, conceptually approving qualified targeted businesses, expanding in and/or relocating to Palm Beach County to create high paying, high skilled jobs over a period of five years in return for funding assistance to cover training

costs, relocation expenses and/or ad valorem tax exemption. The funding is provided by the state, matched by the County and in some instances, the cities. CareerSource Palm Beach County will continue to work with employers to match local talent with positions available and/or provide training for the job seeker to obtain employment. The Palm Beach State College will post jobs available for students to apply.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Education and skills training have a huge impact for persons seeking employment opportunities in Palm Beach County. People with an Associate's degree or higher are more likely to find employment and achieve higher earnings. To date the available jobs far exceed the number of program graduates from Palm Beach State College's various hi-demand, hi-wage Trade and Industrial Programs, thus creating a favorable financial incentive for students. With business advances in math, science and technology, partnerships between employers and local colleges help to create the pipeline of trained skilled workers.

According to CareerSource Palm Beach County, the electrical utility industry has experienced a skilled worker shortage.

As of July 2014, the top advertised occupations in demand in Palm Beach County were Registered Nurses (1,348), Retail Salespersons (596), First Line Supervisors of Retail Sales Workers (499) and Accountants (406). The direct employers with the most ads included HCA-The Healthcare Company, Tenet Healthcare Corporation, Nationwide Distribution, JFK Medical and Office Depot according to the Florida Dept. of Economic Opportunity, Bureau of Labor Market Statistics. The fastest growing occupations are personal financial advisors, securities and commodities.

The CareerSource of Palm Beach County assists thousands of job seekers in obtaining employment, securing services to help gain self-sufficiency, gain work skills, and upgrade skills to obtain employment.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Palm Beach State College, a four year college, provides 39 Post Secondary Adult Vocational Programs which are clock-hour based noncredit programs that provide students with broad entry-level skills in the chosen field of study, 19 of which do not require a high school diploma or GED and 3 Apprenticeship Building Trade Programs. An estimated 500 students attend the apprenticeship programs annually contributing to the local industry by promoting a skilled, competent workforce with high wage jobs. In an effort to meet the increasing demand for advanced manufacturing training and health information technology training, Palm Beach State College and CareerSource Palm Beach County are working together on programs funded by the U.S. Department of Labor's Trade Adjustment Assistance Community College and Career Training (TAACCCT) program. TAACCCT provides funds to community colleges and other eligible institutions of higher education to provide career training programs that can

be completed in two years or less. This will prepare program participants for employment in high-wage, high-skill occupations.

The School District of Palm Beach County offers career building magnet programs in many of its schools, a Multitrade and Pre-apprenticeship Program at West Tech in the Glades for the construction industry and Adult and Community Education Programs including General Education Development (GED) and English for Speakers of Other Languages (ESOL).

The local CareerSource Palm Beach County is finding success in implementing the national Ticket to Work Program which is being used by major businesses to hire individuals with disabilities. One of its newest initiatives is seeking employers to hire youths as interns paid by the CareerSource. Palm Beach County businesses hire and coach youths for twelve weeks/up to 40 hours per week, with wages paid by CareerSource Palm Beach County. Successful employers can offer meaningful work experience for interns. Other available programs which are federal and state funded include:

(1) Employer-based incentive programs

(2) "Action Prep" - a five week interactive class, available to youth ages 17 to 21 who are residents of Palm Beach County, to explore careers, develop leadership skills, receive money management training, participate in field trips and community service, engage in mock interviews and resume building, and to ultimately, enroll in higher education or seek employment in a chosen area of interest. Participants can potentially earn approximately \$900 in five weeks.

(3) On-the-Job Training provides employers financial assistance for training new employees in the skills they need to effectively perform their jobs. A portion of a new employee's wages may be reimbursed to the employer during the training period.

(4) Employed Worker Training (EWT) provides funding for companies that will enable them to provide training with the intent of advancing current employees' wages and positions, and to assist them in retaining jobs that provide self-sufficient employment.

(5) Incumbent Worker Training (IWT) provides grant funding for customized training for current employees of existing for-profit businesses with additional skills and opportunities for advancement. The companies benefit through increased productivity and employee retention, leading to the ability to compete more effectively in the global marketplace.

(6) The Quick Response Training Program provides grant funding for customized training for new or expanding businesses. Through this program, Florida is able to effectively retain and attract businesses creating new high-quality jobs. The program is structured to be flexible and to "respond quickly" to meet the business's training objectives.

(7) Workforce Investment Act (WIA) Training Scholarship is provided to persons thinking about going back to school to complete a program or get re-trained in a new skill. Training must be for an occupation listed on the Targeted Occupations List for Palm Beach County.

(8) Workforce Investment Act (WIA) program for Young Adults is a structured work readiness program available to youth ages 17 to 21 who are residents of Palm Beach County.

The Palm Beach State College continues to offer a variety of hi-demand, hi-wage Trade and Industrial programs housed in its well-equipped laboratories in the Education and Training Center.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

Palm Beach County participates in the Comprehensive Economic Development Strategy (CEDs) 2012-2017 coordinated by the Treasure Coast Regional Planning Council which also includes Martin, Indian River and St. Lucie Counties. The CEDs is aligned with and conducted in concert with statewide, regional and local economic development planning efforts. The CEDs plan highlights the importance of developing a diverse and dynamic economy to promote Regional economic sustainability into one that is recession-proof.

Palm Beach County is designated as a Six Pillar community by the Florida Chamber of Commerce and Florida Chamber Foundation as the first large urban county in the State of Florida to guide its local economic development dialogue to include Talent Supply & Education, Innovation & Economic Development, Infrastructure & Growth Leadership, Business Climate & Competitiveness, Civic & Governance Systems and Quality of Life & Quality Places. Goals and objectives were developed in the CEDs for each of the Six Pillars.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The following County economic development initiatives and plans identified in the CEDs may be coordinated with the Consolidated Plan and impact economic growth:

- South Florida Intermodal Logistics Center, a private investment, located between South Bay and Belle Glade will be a distribution center where freight from South Florida ports will be taken by road and rail – then stored and routed to final destinations. This project will create up to 3,000 jobs.
- The Glades Region Master Plan examines ways to provide more transportation choices and equitable/affordable housing, enhance economic competitiveness, support more transportation choices and equitable/affordable housing, enhance economic competitiveness, support existing communities, coordinate policy and leverage investments to help enhance communities and neighborhood in this Region.

- Public Market, located at the City of Riviera Beach Marina, would serve as a catalyst for urban redevelopment, private sector investment and job creation.
- Lake Worth Park of Commerce: Infrastructure improvements are needed to fully develop the 314 acre site into an operational park adjacent to major transportation routes including I-95 and CSX rail, Palm Beach International Airport, Florida Turnpike, Port of Palm Beach and FEC rail.
- Tech Runway Project – FAU Research Park collaborative focusing on commercializing technology and academics.
- Palm Beach County coordinates with TCRPC concerning Brownfields Assessments and will finance the cleanup of contaminated properties through its \$1 M Brownfields Revolving Loan Fund Grant received from EPA.
- Regional Cluster Industry Study and Development Strategy to establish a bottom-up regional industry strategy to enhance the growth and development of regional industry clusters and high-wage job growth prospects.
- Seven50, made possible by a grant from the U.S. HUD, was jointly led by South Florida and Treasure Coast Regional Planning Councils and the Southeast Florida Regional Partnership, a unique collaboration of more than 200 public, private and civic stakeholders which mapped a strategy to prioritize and focus future local, state and federal investment and policies for the best possible quality of life for more than 6M residents.
- The Florida Eight through CareerSource Florida’s investment to identify the largest “Old Economy” barriers to regional competitiveness and build a strategic action plan to remove them. The identified focus areas are access to capital, logistics and transportation infrastructure, licensing and permitting/transactions in the public sector and international diversification.
- Monitoring All-Aboard Florida, an express intercity passenger rail service, in West Palm Beach designed to serve tourists, business travelers and Florida residents connecting Miami and Orlando in just under 3 hours with planned stops in Fort Lauderdale and West Palm Beach. This project is 4.5 million square feet of new development.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are households living in areas of Palm Beach County that are experiencing one or more housing problems as described under NA-10 Housing Needs Assessment. Using the information from the 2007-2011 CHAS, a concentrated problem area is one where 56% or more of all households in a geographic area experience one or more housing problems. According to CHAS, if more than 77% of all households in a geographic area experience one or more housing problems, then the jurisdiction considers that area to be severely concentrated. For Palm Beach County, areas with severe concentrated problems include those municipalities with designated target areas such as Riviera Beach, Lake Worth, Mangonia Park and Belle Glade, and also include target areas of unincorporated Palm Beach County, such as Westgate, San Castle and Canal Point. These areas of concern are illustrated on the map entitled Housing Problems Concentration.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Within unincorporated Palm Beach County and the participating municipalities, there are concentrations of low and moderate income persons and concentrations of racial/ethnic minorities. Using 2006-2010 American Community Survey (ACS) data supplied by HUD, areas of low/mod income concentration are defined as areas, wherein the percentage of persons with incomes at or below 80% of the area median income for Palm Beach County, adjusted for family size, exceeds 51% of the total persons residing in that area. This definition includes populations that fall into the very-low, low and moderate income categories. Using 2009-2013 ACS data, areas of racial/ethnic minority concentration are defined as areas, wherein the total percentage of non-Hispanic minority residents, i.e. Black, Asian, Native American, and other non-white races exceeds 51% of the total population of that area.

Areas that contain low/moderate-income families, racial/ethnic minorities, or both, as illustrated on the following map, include the Glades Region of Western Palm Beach County, and the municipalities of Riviera Beach, Lake Park, Lake Worth, and Mangonia Park, as well as the east-central portion of the County.

### **What are the characteristics of the market in these areas/neighborhoods?**

The average home value of single family homes in Palm Beach County was \$260,300 in 2014. Areas that contain low-income families, housing units with one or more housing problems, etc. typically exhibit median home values that are below \$250,000. Areas with severe concentrations of housing problems exhibit median homes values below \$125,000, as illustrated on the following map. Additionally, these areas have other problems that need to be addressed, such as aging or non-existent infrastructure (roads, water/sewer, drainage), and aging or lack of public facilities (community centers, parks).

**Are there any community assets in these areas/neighborhoods?**

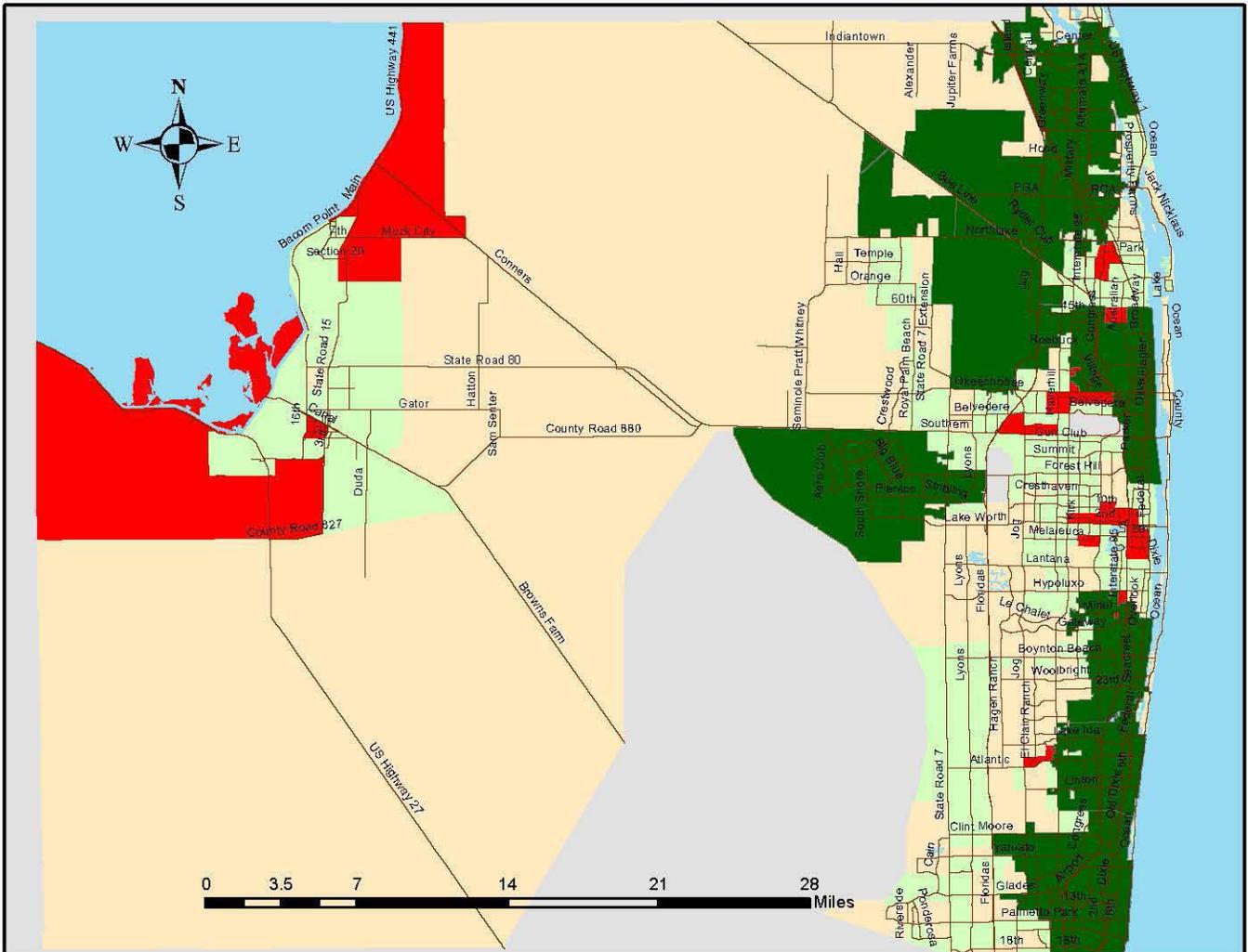
Palm Beach County, through its Parks and Recreation and its Facilities Development and Operation Departments, operates and maintains parks, playgrounds, senior centers, and recreational centers throughout the County. Additionally, municipalities operate these types of facilities within their jurisdictions. Many of these facilities are located in low- and moderate-income areas or are regional parks which can be utilized by all County residents as illustrated on the attached map.

**Are there other strategic opportunities in any of these areas?**

Palm Beach County, through the Department of Economic Sustainability, works with municipalities, other County departments, developers and contractors to redevelop existing residential and recreational facilities, construct new facilities and expand economic development in low- and moderate-income areas of the County. For example, the County is working with a private developer to redevelop existing multi-family rental housing units in the City of South Bay. The County also works with private entities to develop economic opportunities throughout the Glades area of the County. Additionally, the County is working with municipalities and contractors to rehabilitate existing community centers, such as the Bill Bailey Center in Belle Glade and the Old Pahokee High School Gymnasium in Pahokee. Finally, strategic opportunities for economic development exist in these areas and consequently, most have been designated as or more of the following: Enterprise Zone, Urban Job Tax Credit Area, or Rural Job Tax Credit Area. These designations help businesses located in those areas to be provided with incentives to assist with the creation of viable employment for residents.



# Housing Problems Concentration



**Percentage of Households Experiencing 1 or More Housing Problems\***

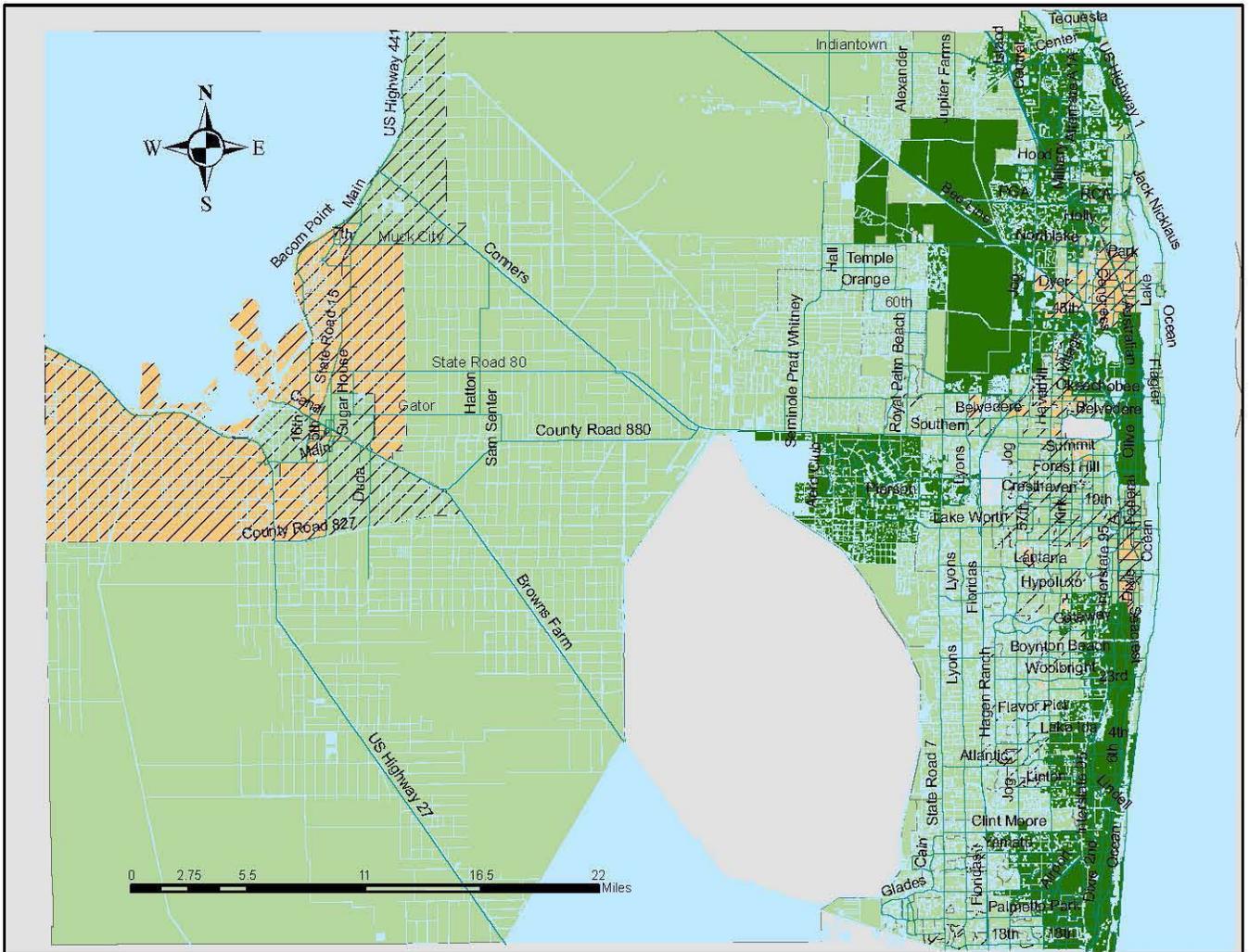
- 0-51%
- 51-80%
- 80-100%
- Not Applicable
- Entitlement Jurisdictions
- Water Bodies
- Major Roads

\* Housing problems include  
 - substandard housing,  
 - overcrowding,  
 - cost burden and/or  
 - zero/negative income

Source: 2007-2011 CHAS



# PALM BEACH COUNTY JURISDICTION Low/Moderate Income and Ethnic/Minority Concentrations



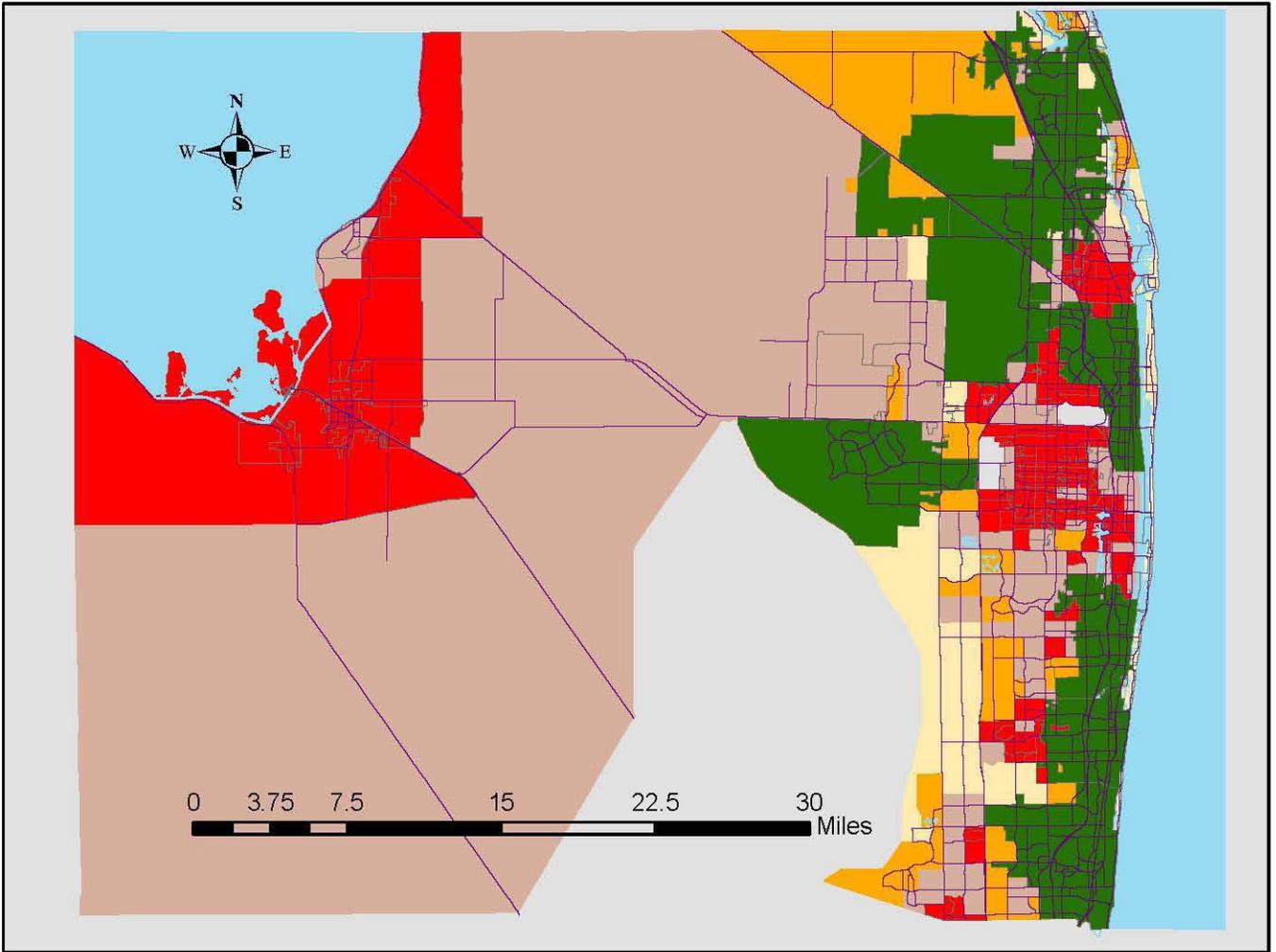
	>51% Low/Mod Income		Entitlement Municipalities
	<51% Minority Concentration		Water Bodies
	>51% Minority Concentration		N/A

Source: 2006-2010 American Community Survey (Low/Mod Income)  
2009-2013 American Community Survey (Minority Conc.)

PBC Department of Economic Sustainability - April 2015



# Median Value of All Owner-Occupied Housing Units in Palm Beach County



## Median Value

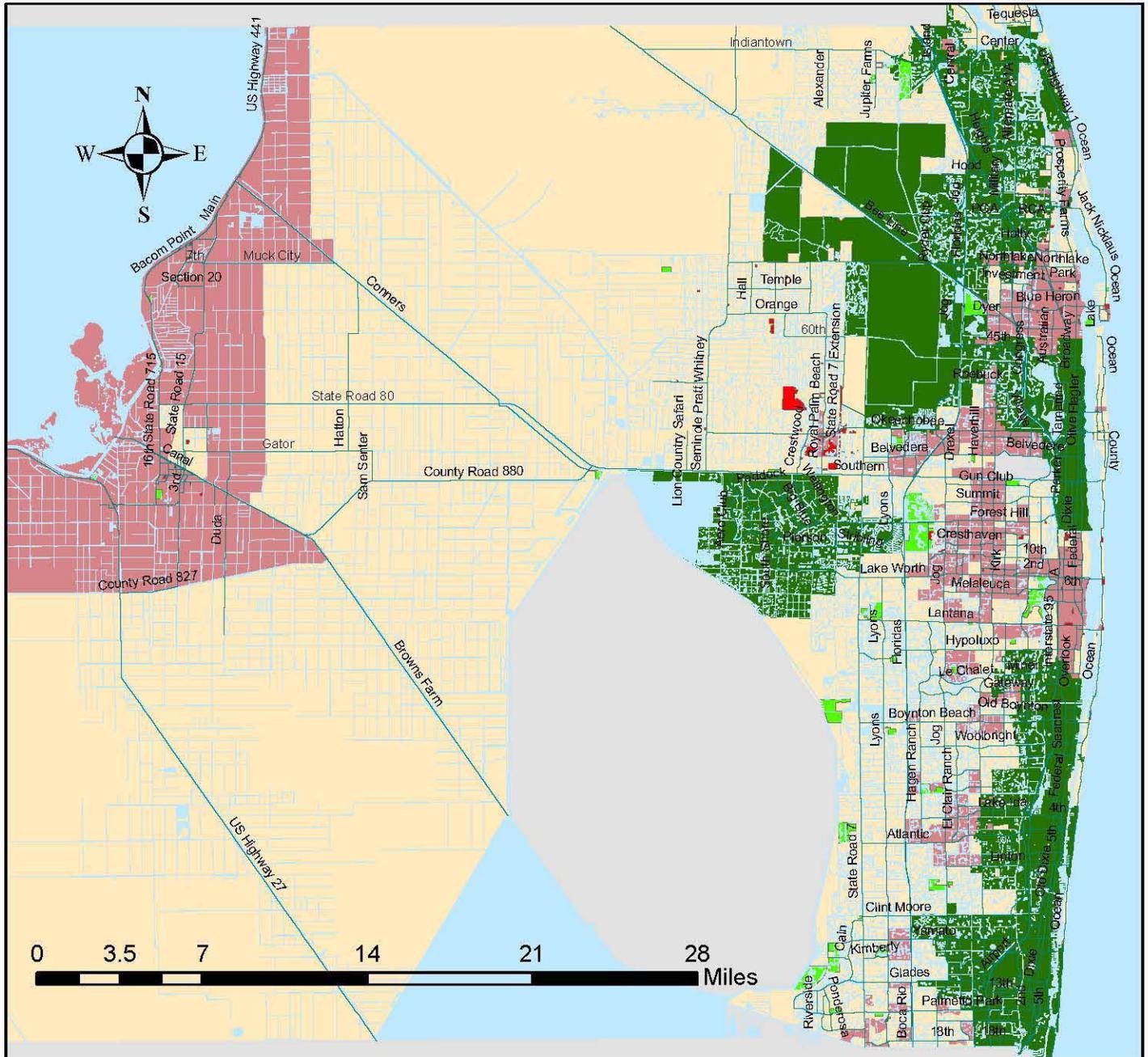
- |   |  |
|---|--|
|  <\$125,000          |  Not Applicable             |
|  \$125,000-\$250,000 |  Entitlement Municipalities |
|  \$250,000-\$375,000 |  Water Bodies               |
|  >\$375,000          |  Major Roads                |

Source: 2009-2013 American Community Survey

Palm Beach County Department of Economic Sustainability - April 2015



# PALM BEACH COUNTY COMMUNITY ASSETS



- Municipal Operated Parks
- <51% Low/Mod Income
- Not Applicable
- Entitlement Municipalities
- County Operated Parks
- >51% Low/Mod Income
- Water Bodies

Source: 2006-2010 American Community Survey (Low/Mod Income)

## Strategic Plan

### SP-05 Strategic Plan Overview

Palm Beach County has taken into consideration various factors, both internal and external, that affect community and economic development outcomes within the Jurisdiction. Programs, policies, and services were evaluated to determine the effectiveness of delivery of services to its residents. The County acknowledges that flexible approach toward realizing targeted goals is needed, along with the ability to rebound and adapt to changing external factors which otherwise may impede efforts to accomplish Strategic Plan objectives.

The priorities outlined in the Plan represent the goals, priorities, resources, and programs designed to address the County's social, economic, and housing needs over the next five years. Leveraging and strategic partnerships, both public and private, are crucial and will enable the County to assist with the Jurisdiction's most critical needs, such as affordable housing, infrastructure needs, homeless prevention, economic development, and public service activities, among others.

The goals set forth in the Palm Beach County's FY 2015-2020 Strategic Plan are in line with the U.S. Department of Housing and Urban Development's (HUD) directives to provide decent affordable housing, create suitable living environments, and expand economic opportunities. Through the planning and execution of sustainable solutions to community and economic development needs, the County will be able to achieve those goals targeted principally at low- and moderate income residents.

## SP-10 Geographic Priorities – 91.215 (a)(1)

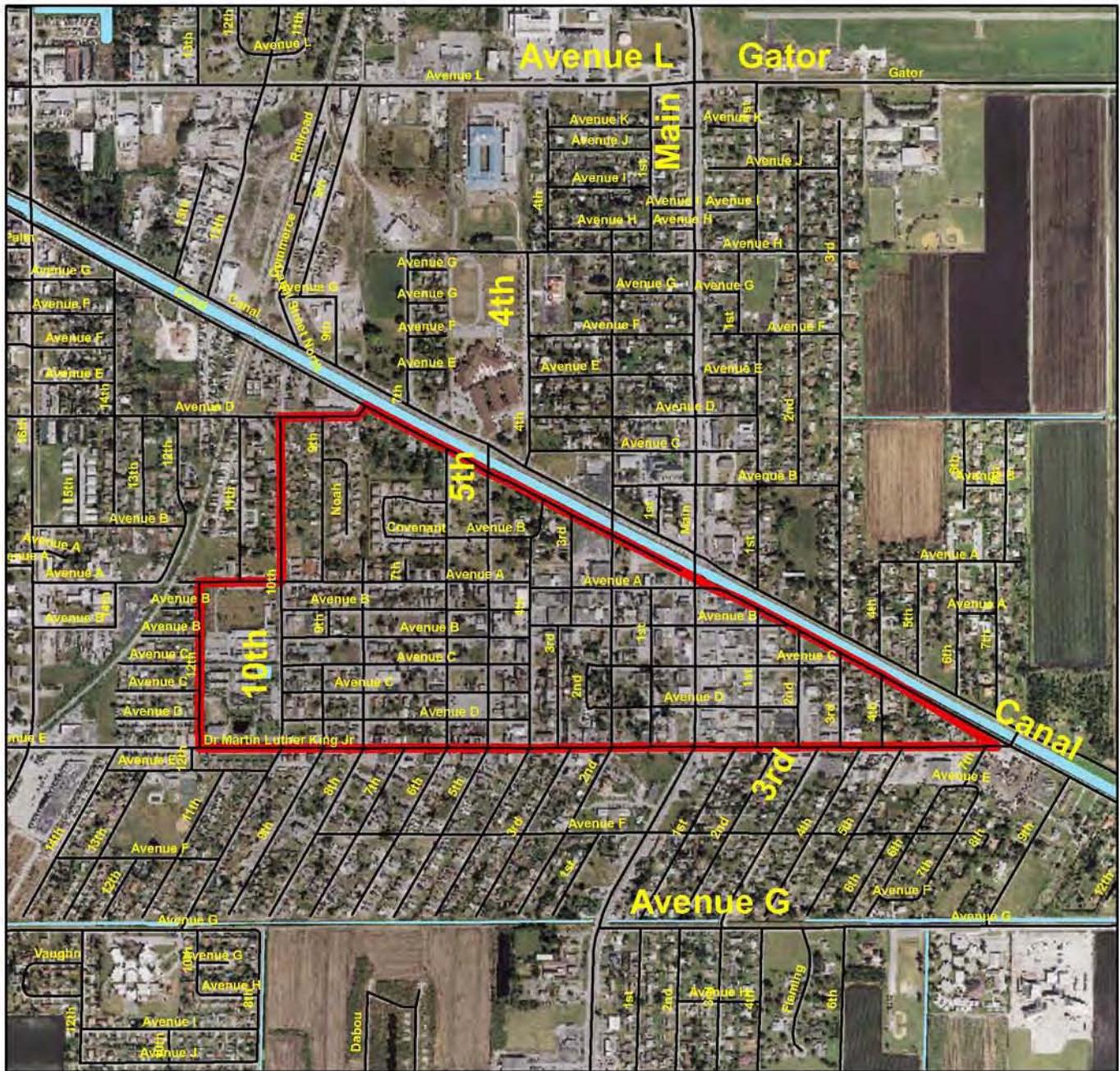
### Geographic Area

<b>1</b>	<b>Area Name:</b>	<b>BELLE GLADE, CITY OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	86%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	The target area is bounded on the north by Northwest Avenue D; on the south by Martin Luther King, Jr. Boulevard; on the east by East Canal Street South; on the west by Southwest 12th Avenue and Northwest 10th Avenue. The area is approximately 0.29 square miles. The target area is located in Census Tract (CT) 82.01, Block Groups (BG) 1, 2, 3, 4; in CT 82.02, BG 2; and CT 82.03, BG 3. The estimated percentage of low/mod income persons in the target area is 88%. The area population total is 5,915 with a minority concentration of 86% and a Hispanic origin concentration of 12%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 2,832 housing units with 2,282 occupied units (81%) and 550 vacant units (19%) within the target area. The occupied housing units consist of 559 owner-occupied units and 1,723 renter-occupied units; further identification shows there are 825 single-family (s/f) units, 1,920 multi-family (m/f) units and 87 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• The area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size;</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2010 census tract and low-moderate-income block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review, the City identified the following improvements as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, stormwater drainage, and roadways; code enforcement and demolition and rehabilitation of unsafe structures.	

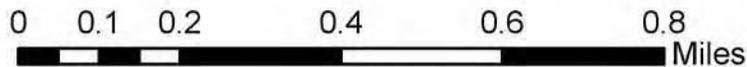
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> <li>• PBC was awarded a HUD Community Challenge Grant to create a Glades Region Master Plan (GRMP) to encourage development and redevelopment of the region through the identification of types and mix of land uses and attendant infrastructure needs</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>



# CITY OF BELLE GLADE TARGET AREA



 Target Area Boundaries



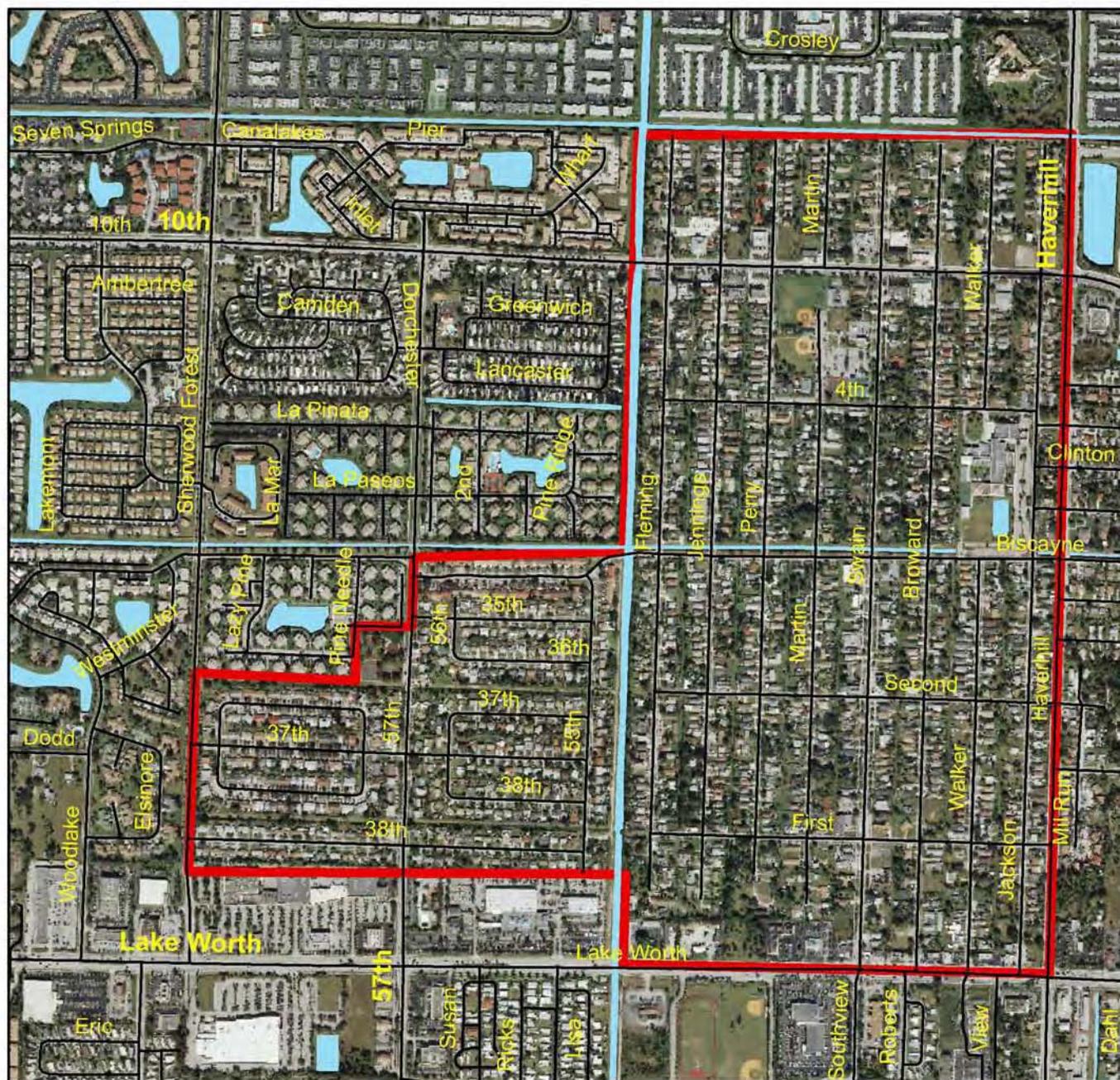
PBC Dept. of Economic Sustainability - April 2015

<b>2</b>	<b>Area Name:</b>	<b>GREENACRES, CITY OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	63%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by the L-10 Canal; on the south by Lake Worth Road; on the east by Haverhill Road; and on the west by Sherwood Forest Blvd. The target area is approximately 0.75 square miles in size. The target area is located in CT 47.04, BG 2 and 3; and in CT 47.05, BG 1. The estimated percentage of low/mod income persons in the target area is 61%. The area population total is 6,310 with a minority concentration of 19% and a Hispanic origin concentration of 63%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 2,104 housing units with 1,757 occupied units (84%) and 347 vacant units (17%) within in the target area. The occupied housing units consist of 1,038 owner-occupied units and 719 renter-occupied units; further identification shows there are 864 single-family (s/f) units, 1,240 multi-family (m/f) units and no other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• The area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size;</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review, the City identified the following improvements as beneficial to the community: infrastructure improvements including stormwater drainage, potable water and sanitary sewer, and roadways; substandard housing and public facilities improvements.

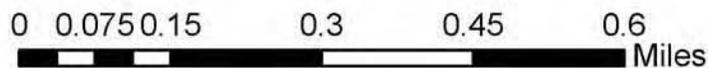
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>



# CITY OF GREENACRES TARGET AREA



 Target Area Boundaries



PBC Dept. of Economic Sustainability - April 2015

<b>3</b>	<b>Area Name:</b>	<b>LAKE PARK, TOWN OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	60%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Palmetto Drive from the ICW westward to Flagler Blvd, along Flagler Blvd. west and north to Poplar Drive at West Road; on the south by Silver Beach Road; on the east by the Intracoastal Waterway (ICW); and on the west by 10th Street. The target area is approximately 0.82 square miles in size. The target area is located in CT 11.01, BG 2, 3, 4 and 6; in CT 11.02, BG 2. The estimated percentage of low/mod income persons in the target area is 70%. The area population total is 4,721 with a minority concentration of 60% and a Hispanic origin concentration of 1%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 2,351 housing units with 1,899 occupied units (81%) and 452 vacant units (19%) within in the target area. The occupied housing units consist of 825 owner-occupied units and 1,074 renter-occupied units; further identification shows there are 1,007 single-family (s/f) units, 1,326 multi-family (m/f) units and 18 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• The area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size;</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review, the Town identified the following improvements as beneficial to the community: infrastructure improvements including stormwater drainage, potable water and sanitary sewer, and roadways; substandard housing and public facilities improvements for community parks and recreation.

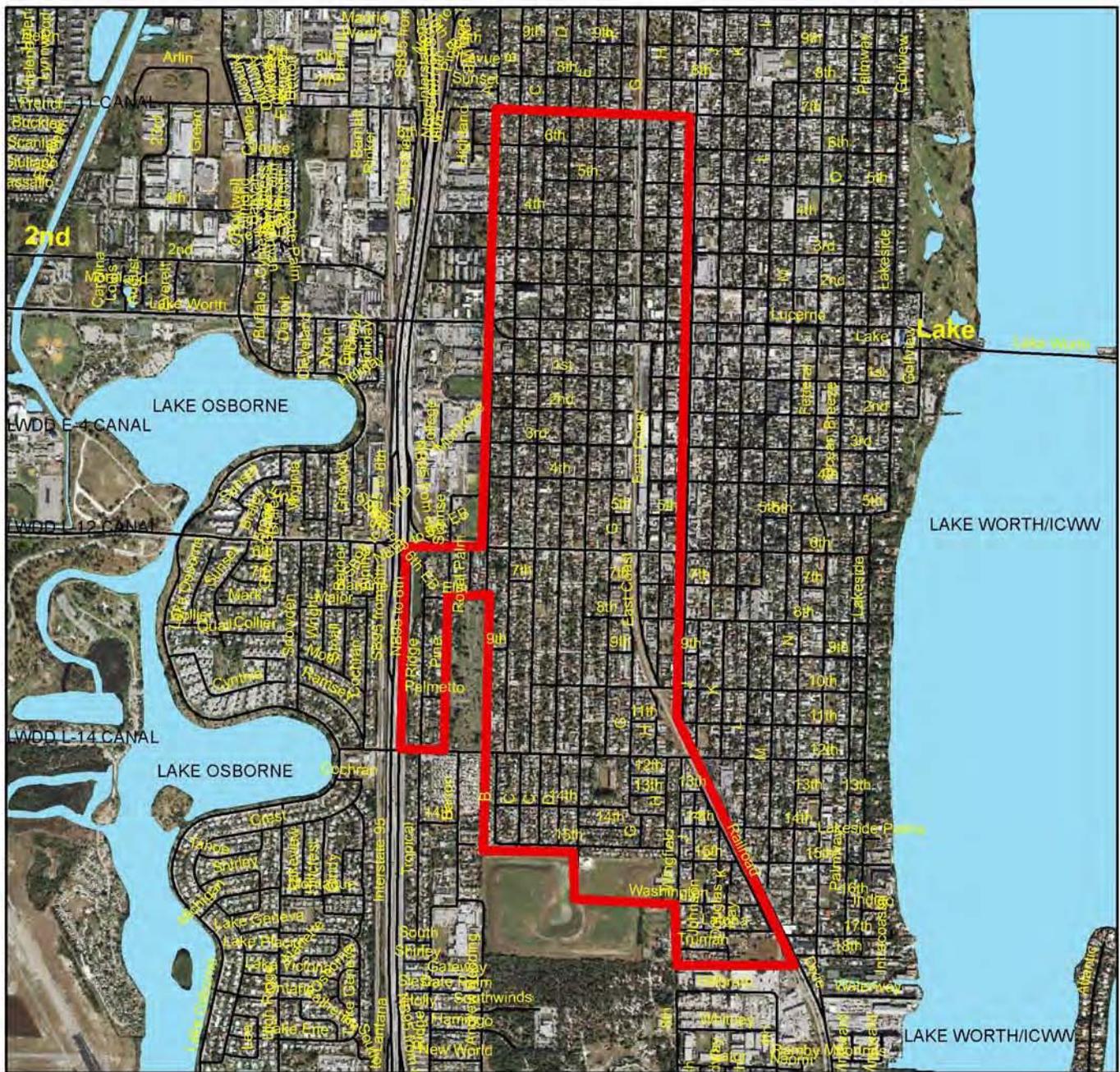
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>



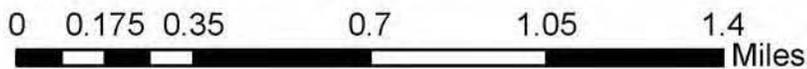
<b>4</b>	<b>Area Name:</b>	<b>LAKE WORTH, CITY OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	81%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by 7th Avenue North; on the south by the municipal limits of the Town of Lantana; on the east by Dixie Highway; and on the west by A Street, and a portion west to I-95 from 6th Avenue South to 12th Avenue South. The target area is approximately 1.0 square mile in size. The target area is located in CT 44.02, BG 2; in CT 51.01, BG 1 and 2; in CT 51.02, BG 1 and 2; in CT 52.02, BG 2; and in CT 52.03, BG 1 and 2. The estimated percentage of low/mod income persons in the target area is 81%. The area population total is 15,854 with a minority concentration of 36% and a Hispanic origin concentration of 53%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 5,690 housing units with 4,284 occupied units (75%) and 1,406 vacant units (25%) within in the target area. The occupied housing units consist of 1,309 owner-occupied units and 2,975 renter-occupied units; further identification shows there are 2,550 single-family (s/f) units, 3,004 multi-family (m/f) units and 136 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area;</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review, the City identified the following improvements as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, stormwater drainage, and roadways; code enforcement and demolition and rehabilitation of unsafe structures to eliminate substandard housing.

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>

# CITY OF LAKE WORTH TARGET AREA



Target Area Boundaries



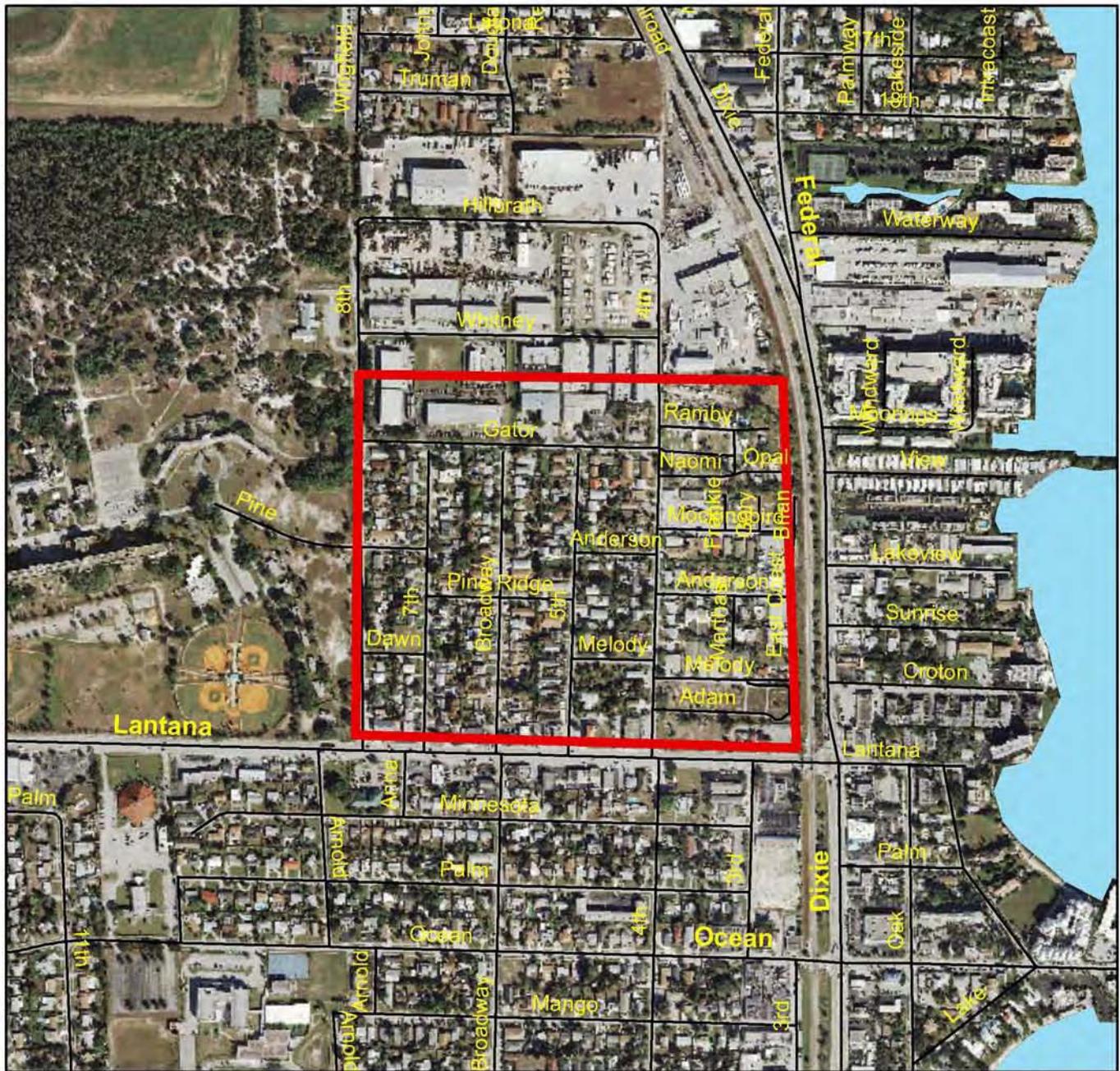
PBC Dept. of Economic Sustainability - April 2015

<b>5</b>	<b>Area Name:</b>	<b>LANTANA, TOWN OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	70%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Gator Drive and Ramby Drive; on the south by W. Lantana Road; on the east by the FEC Railroad ROW; and on the west by N. 8th Street. The area is approximately 0.1 square mile in size. The target area is located in CT 55.01, BG 1. The revitalization effort will be comprehensive. The estimated percentage of low/mod income persons in the target area is 70%. The area population total is 1,972 with a minority concentration of 38% and a Hispanic origin concentration of 31%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 737 housing units with 642 occupied units (87%) and 95 vacant units (13%) within in the target area. The Occupied housing units consist of 252 owner-occupied units and 390 renter-occupied units; further identification shows there are 289 single-family (s/f) units, 429 multi-family (m/f) units and 19 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review, the Town identified the following improvements as beneficial to the community: infrastructure improvements including roadway reconstruction, sidewalks, traffic calming measures, stormwater drainage, and adequate street lighting.	

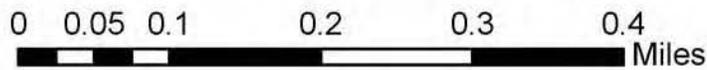
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>



# TOWN OF LANTANA TARGET AREA



 Target Area Boundaries



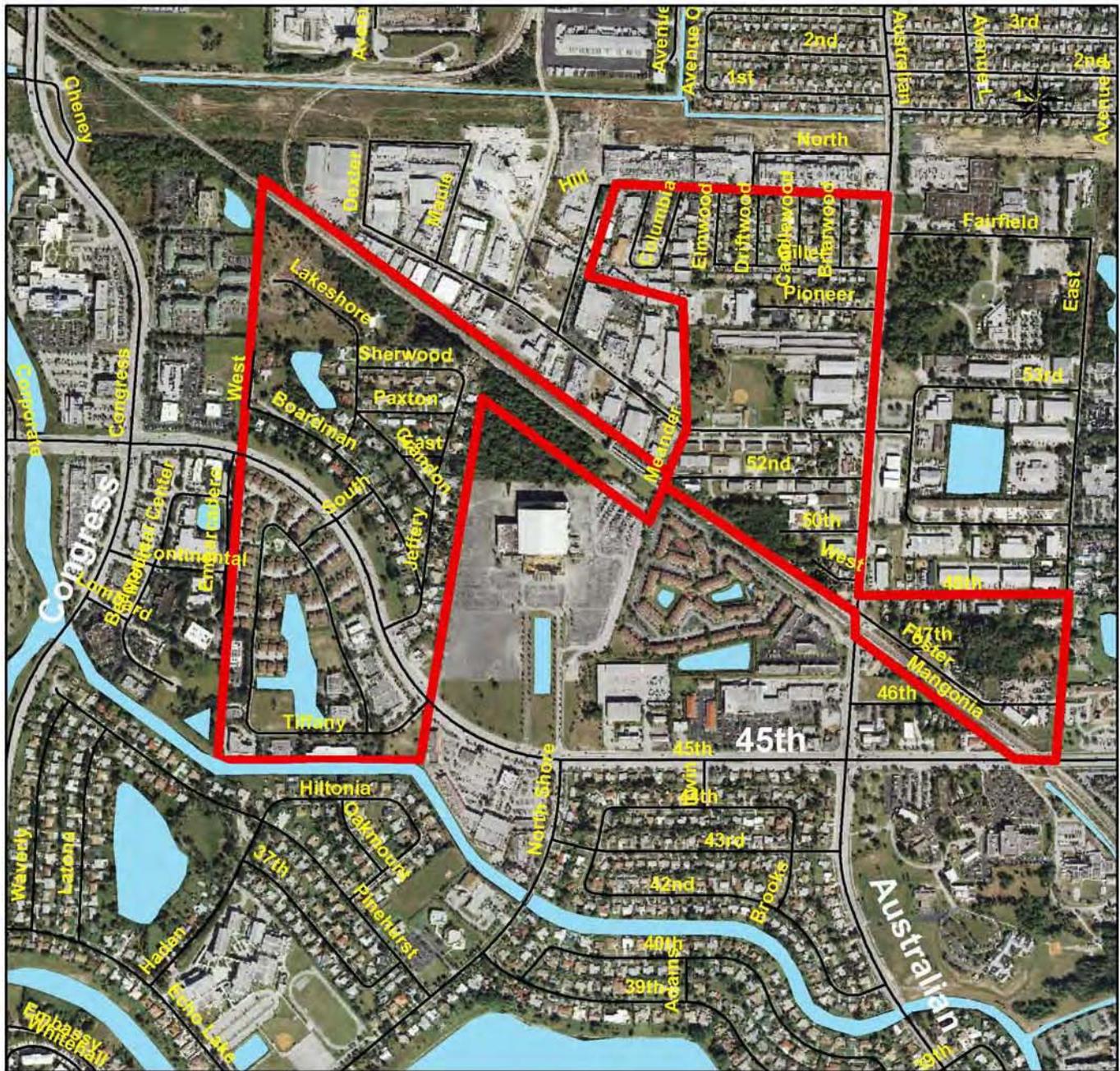
PBC Dept. of Economic Sustainability - April 2015

<b>6</b>	<b>Area Name:</b>	<b>MANGONIA PARK, TOWN OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	84%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by 48th Street at East Avenue, to Australian Avenue to Hill Avenue southward to the CSX railroad tracks; on the south by Mangonia Drive at approximately 45th Street and in the southwest corner at Embarcadero Drive and the C-17 Canal; on the east by East Avenue at 45th Street, and Australian Avenue and the Westside of the former Jai alai complex; and on the west by Embarcadero Drive and West Place. The area is approximately 0.27 square miles in size. The target area is located in CT 14.02, BG 1. The estimated percentage of low/mod income persons in the target area is 84%. The area population total is 2,377 with a minority concentration of 76% and a Hispanic origin concentration of 0.7%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 906 housing units with 764 occupied units (84%) and 142 vacant units (16%) within in the target area. The Occupied housing units consist of 193 owner-occupied units and 571 renter-occupied units; further identification shows there are 249 single-family (s/f) units, 657 multi-family (m/f) units and no other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review, the Town identified the following improvements as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, and rehabilitation of housing stock to eliminate substandard housing.	

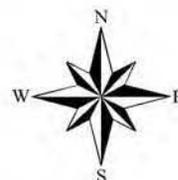
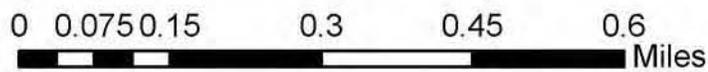
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>



# TOWN OF MANGONIA PARK TARGET AREA



 Target Area Boundaries



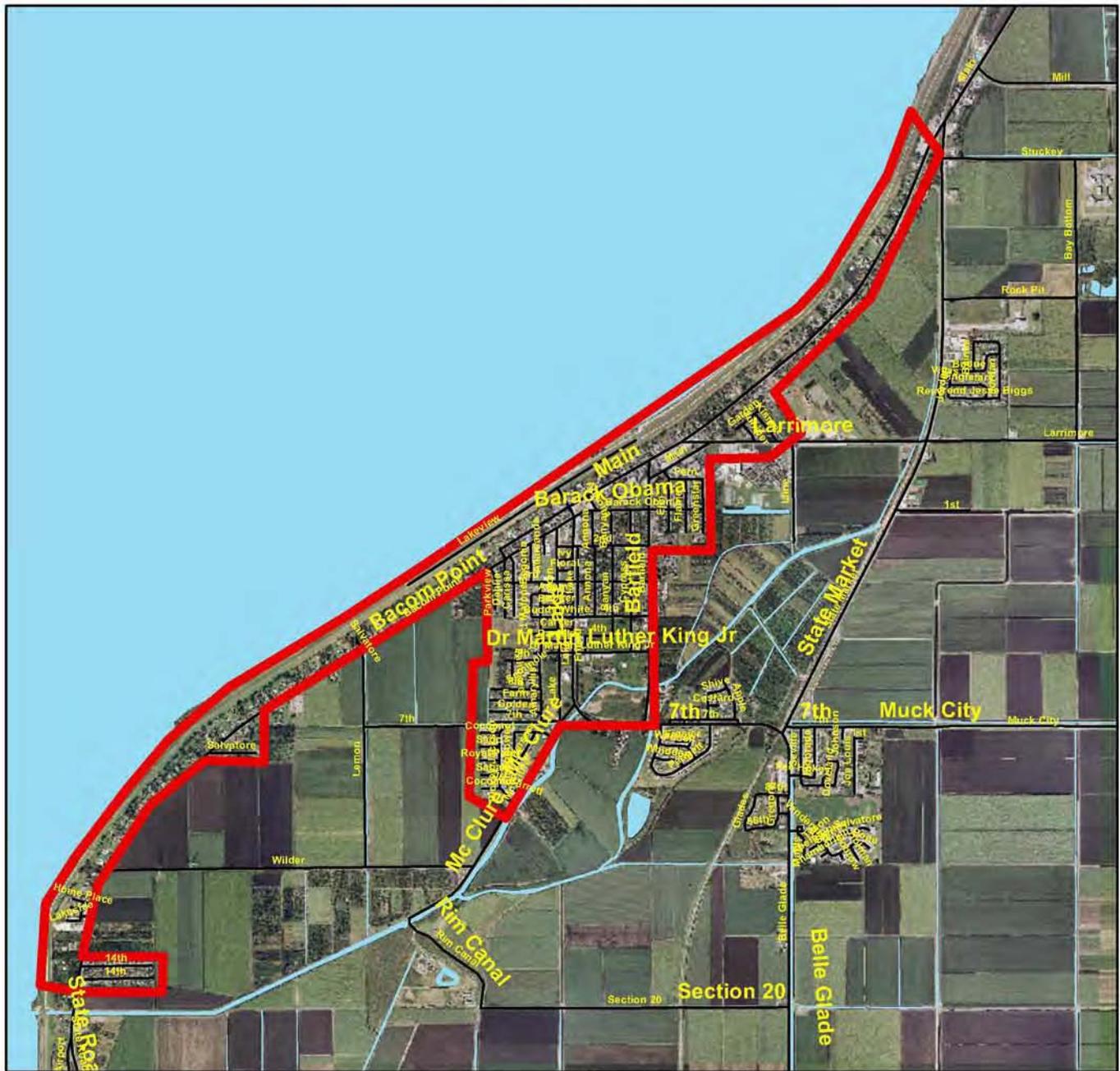
PBC Dept. of Economic Sustainability - April 2015

<b>7</b>	<b>Area Name:</b>	<b>PAHOKEE, CITY OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	75%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by E. Main Street and Stucky Road; on the south by Bacom Point Road, the canal and SW 14th Street; on the east by Bacom Point Road/SR 715 northward to Dahilia Avenue and continuing south to W. 7th Street and on to McClure Road, north to Barfield Highway continuing north to E. Main Street, and then east of E. Main Street to Stucky Road; and on the west by Lake Okeechobee and Lakeview Drive. The area is approximately 1.0 square mile in size. The target area is located in CT 80.01, BG 1 and 80.02, BG 2. The estimated percentage of low/mod income persons in the target area is 75%. The area population total is 4,115 with a minority concentration of 58% and a Hispanic origin concentration of 32%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 1,516 housing units with 1,384 occupied units (34%) and 162 Vacant units (4%) within in the target area. The occupied housing units consist of 815 owner-occupied units and 569 renter-occupied units; further identification shows there are 952 single-family (s/f) units, 383 multi-family (m/f) units and 211 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review, the City identified the following improvements as beneficial to the community: infrastructure improvements including roadway reconstruction and stormwater drainage; code enforcement, and demolition and rehabilitation of unsafe structures to eliminate substandard housing.	

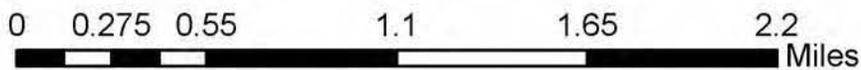
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> <li>• PBC was awarded a HUD Community Challenge Grant to create a Glades Region Master Plan (GRMP) to encourage development and redevelopment of the region through the identification of types and mix of land uses and attendant infrastructure needs</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>



# CITY OF PAHOKEE TARGET AREA



 Target Area Boundaries



PBC Dept. of Economic Sustainability - April 2015

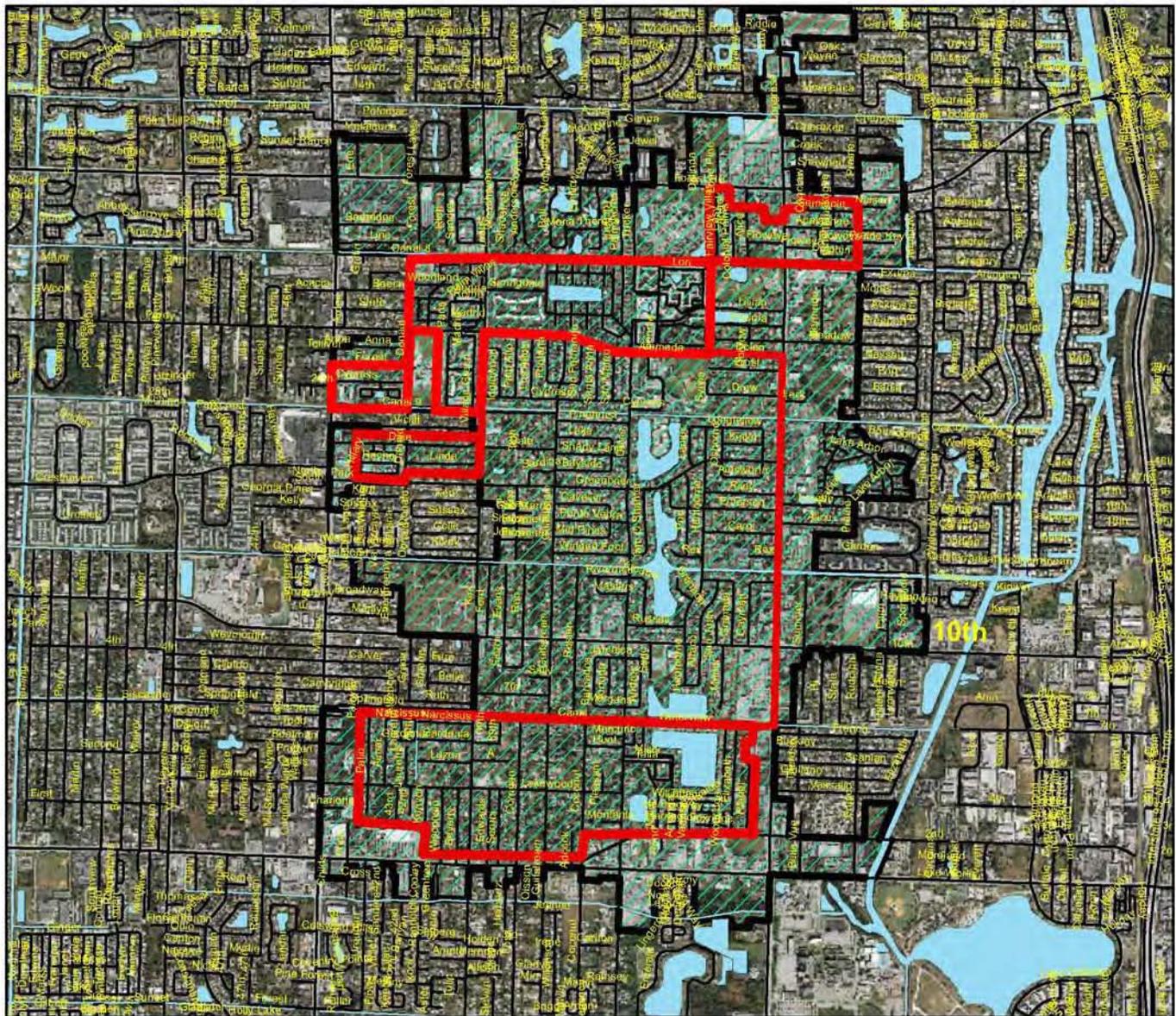
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<b>Area Name:</b>	<b>PALM SPRINGS, VILLAGE OF</b>
<b>Area Type:</b>	Local Target area
<b>% of Low/ Mod:</b>	68%
<b>Revitalization Type:</b>	Comprehensive
<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Forest Hill Blvd. and Canal 8 Road; on the south by 2nd Avenue North and Lake Worth Road; on the east by roughly S. Congress Avenue; and on the west by Donald Road south to Patio Court. The area is approximately 1.0 square mile in size. The revitalization effort will be comprehensive. The target area is located in CT 41.01, BG 2; CT 42.01, BG 1, 2, and 4; CT 42.02, BG 2 and 3; CT 43.00, BG 2; and CT 46.02, BG 1, 2, and 3. The estimated percentage of low/mod income persons in the target area is 68%. The area population total is 18,000 with a minority concentration of 20% and a Hispanic origin concentration of 54%.
<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 7,364 housing units with 5,976 occupied units (81%) and 1,388 vacant units (19%) within in the target area. The occupied housing units consist of 3,485 owner-occupied units and 2,491 renter-occupied units; further identification shows there are 2,831 single-family (s/f) units, 3,670 multi-family (m/f) units and 863 other unit types.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review the City identified the following improvements as beneficial to the community: infrastructure improvements including sidewalks, stormwater drainage, street lighting; public facilities improvements for community parks and recreation; and code enforcement, and demolition and rehabilitation of unsafe structures.

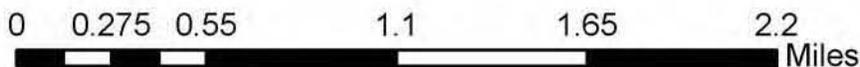
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>



# VILLAGE OF PALM SPRINGS TARGET AREA



-  Target Area Boundaries
-  Municipal Boundaries



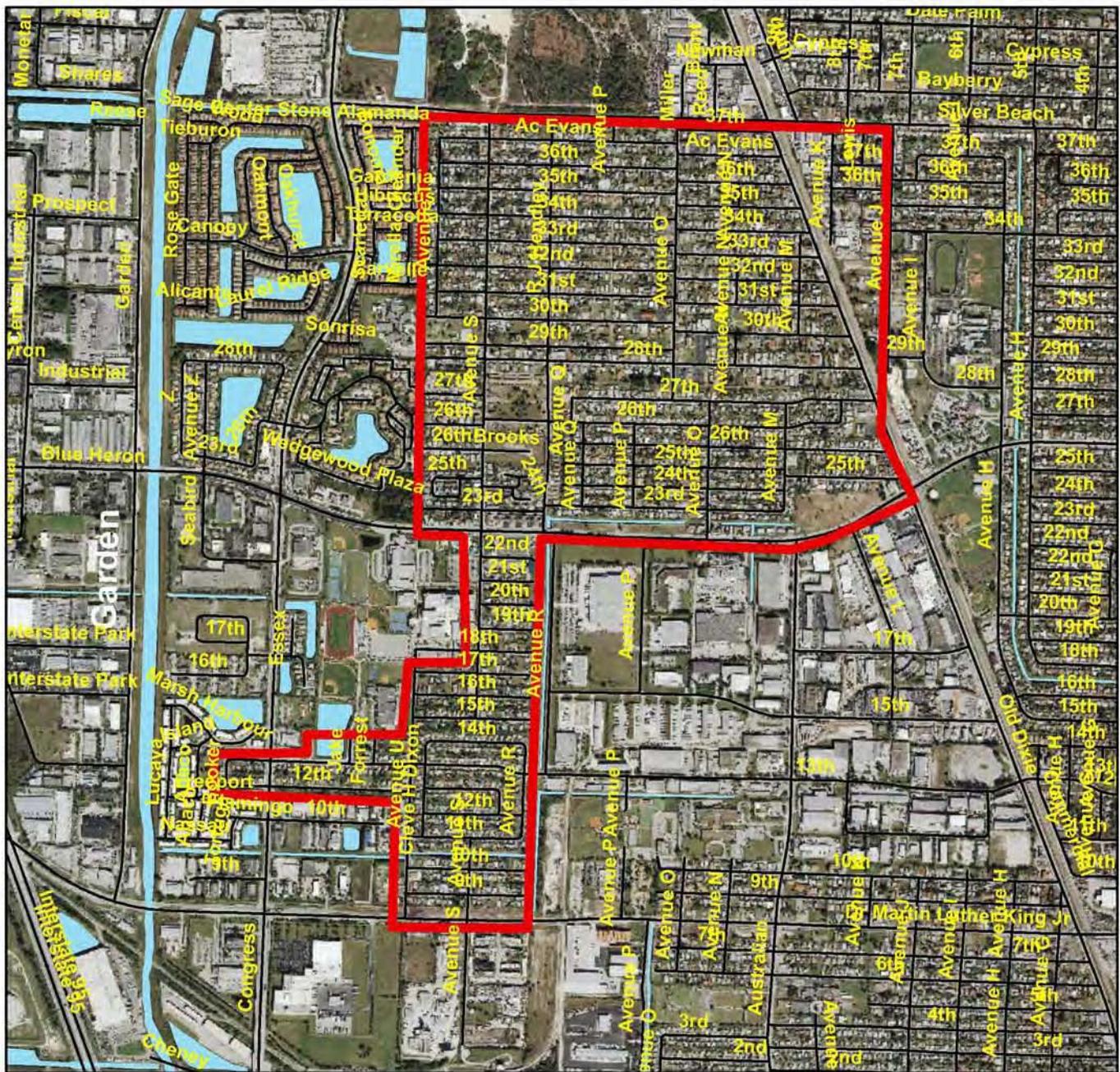
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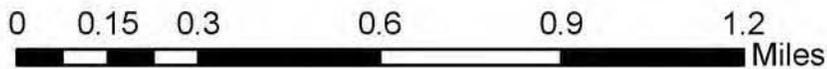
<b>Area Name:</b>	<b>RIVIERA BEACH, CITY OF</b>
<b>Area Type:</b>	Local Target area
<b>% of Low/ Mod:</b>	78%
<b>Revitalization Type:</b>	Comprehensive
<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Silver Beach Road; on the south by Blue Heron Blvd; on the east by Avenue J; on the west by Avenue U and including a southern area bounded on the north by Blue Heron Blvd. at West 22nd Street and West 13th Street at Booker Drive; on the south by Dr. Martin Luther King, Jr. Blvd. and West 12th Street at Booker Drive; on the east by a north-south trending canal east of Avenue R from Blue Heron Blvd. to Dr. Martin Luther King, Jr. Blvd.; and on the west by Avenue U from Blue Heron Blvd. to Dr. Martin Luther King, Jr. Blvd, and Booker Drive. The area is approximately 0.91 square miles in size. The target area is located in CT 12.00, BG 3; CT 13.01, BG 1; CT 13.02, BG 1, 2, and 3; and CT 14.04, BG 1 and 2. The estimated percentage of low/mod income persons in the target area is 78%. The area population total is 10,315 with a minority concentration of 93% and a Hispanic origin concentration of 0.2%.
<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 4,433 housing units with 3,355 occupied units (76%) and 1,078 vacant units (24%) within in the target area. The occupied housing units consist of 1,710 owner-occupied units and 1,645 renter-occupied units; further identification shows there are 2,889 single-family (s/f) units, 1,544 multi-family (m/f) units and no other unit types.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>

<p><b>Identify the needs in this target area.</b></p>	<p>In a comprehensive review the City identified the following improvements as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, roadway reconstruction, sidewalks, stormwater drainage, street lighting; public facilities improvements for community parks and recreation; and code enforcement, and demolition and rehabilitation of unsafe structures.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>

# CITY OF RIVIERA BEACH TARGET AREA



Target Area Boundaries



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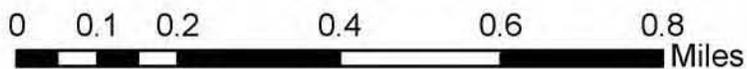
<b>10</b>	<b>Area Name:</b>	<b>ROYAL PALM BEACH, VILLAGE OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	58%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Okeechobee Blvd.; on the south by the Sandpiper canal loop; on the east by the north-south Sandpiper canal loop which returns to Okeechobee Blvd. and on the west by the M-1 canal. The area is approximately 1.0 square mile in size. The target area is located in CT 78.12, BG 1 and 2. The estimated percentage of low/mod income persons in the target area is 58%. The area population total is 3,206 with a minority concentration of 21% and a Hispanic origin concentration of 22%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 1,616 housing units with 1,351 occupied units (84%) and 265 vacant units (16%) within in the target area. The occupied housing units consist of 559 owner-occupied units and 1,723 renter-occupied units; further identification shows there are 825 single-family (s/f) units, 1,920 multi-family (m/f) units and 87 other unit types. The occupied housing units consist of 988 owner-occupied units and 363 renter-occupied units; further identification shows there are 880 single-family (s/f) units, 736 multi-family (m/f) units and no other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review, the Village identified the following improvements as beneficial to the community: infrastructure improvements including ADA compliant sidewalks, demolition of unsafe structures and rehabilitation of housing stock to eliminate substandard housing.	

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>

# VILLAGE OF ROYAL PALM BEACH TARGET AREA



Target Area Boundaries



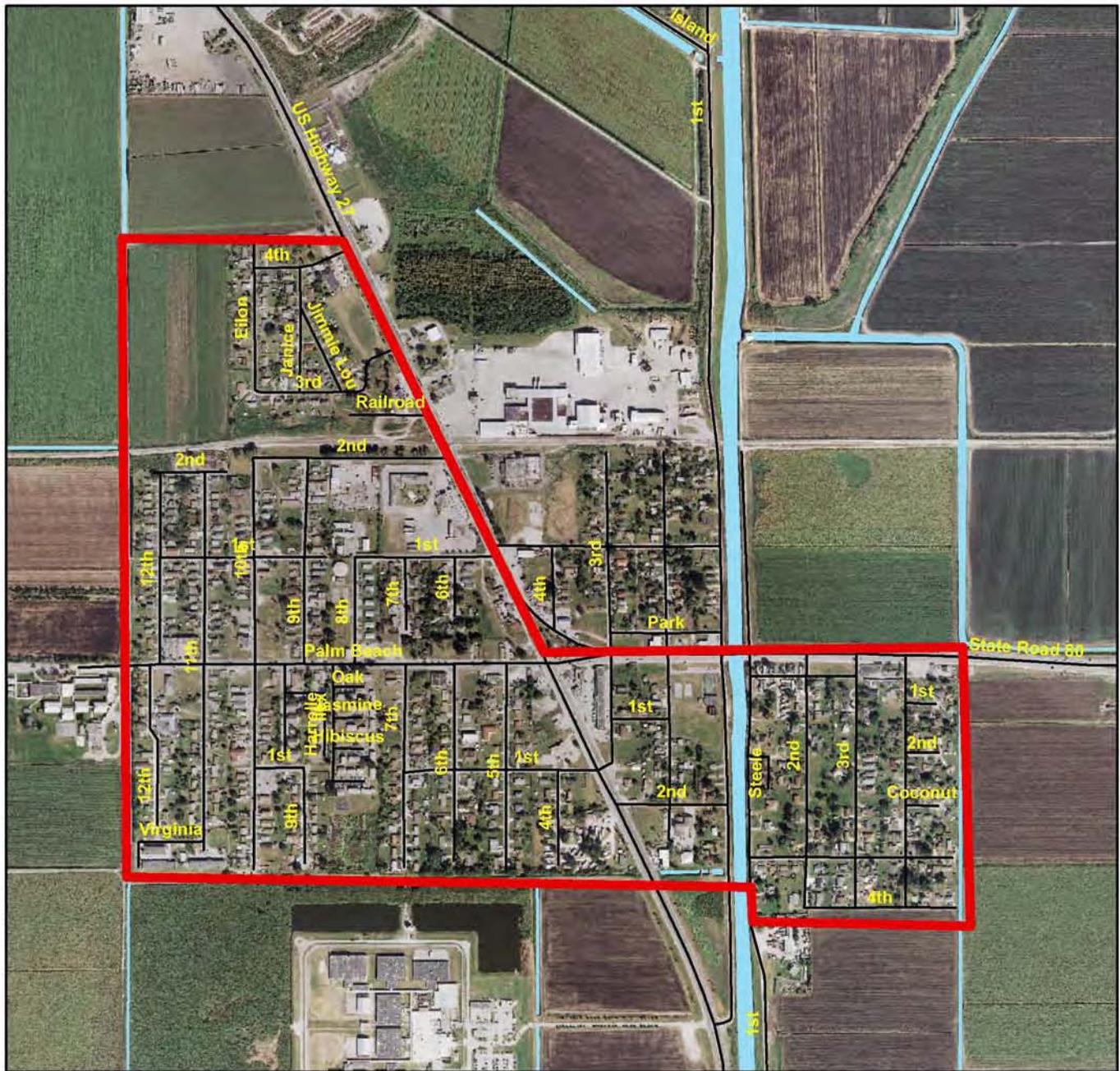
PBC Dept. of Economic Sustainability - April 2015

<b>11</b>	<b>Area Name:</b>	<b>SOUTH BAY, CITY OF</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	87%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by SR 80/441 from the eastern municipal boundary to US Highway 27 and 4th Street from Us Highway 27 to the western municipal boundary; on the south by SE 4th Street and the canal beginning at the east municipal boundary to the west municipal boundary; on the east by SE 4th Avenue at the municipal boundary and US Highway 27; and on the west by the north-south trending canal due west of NW and SW 12th Avenue. The area is approximately 1 square mile in size. The target area is located in CT 83.02, BG 1 and 2. The estimated percentage of low/mod income persons in the target area is 87%. The area population total is 5,335 with a minority concentration of 62% and a Hispanic origin concentration of 27%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 1,078 housing units with 778 occupied units (72%) and 300 vacant units (28%) within in the target area. The occupied housing units consist of 422 owner-occupied units and 356 renter-occupied units; further identification shows there are 616 single-family (s/f) units, 353 multi-family (m/f) units and 109 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In FY 2014-2015 DES commenced preparation of the 2015-2020 Consolidated Plan by reviewing and identifying the geographical areas within municipalities which meet CDBG income eligibility criteria issued by HUD based on 2006-2010 American Community Survey low and moderate income census tract and block group data. The information was disseminated to the municipalities who were requested to identify a single target area from the information provided by DES.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review, the City identified the following improvements as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, roadway reconstruction, sidewalks, and stormwater drainage; public facilities improvements for community parks; and code enforcement, and demolition and rehabilitation of unsafe structures.

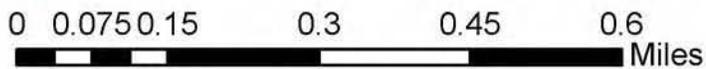
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> <li>• PBC was awarded a HUD Community Challenge Grant to create a Glades Region Master Plan (GRMP) to encourage development and redevelopment of the region through the identification of types and mix of land uses and attendant infrastructure needs</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>



# CITY OF SOUTH BAY TARGET AREA



 Target Area Boundaries



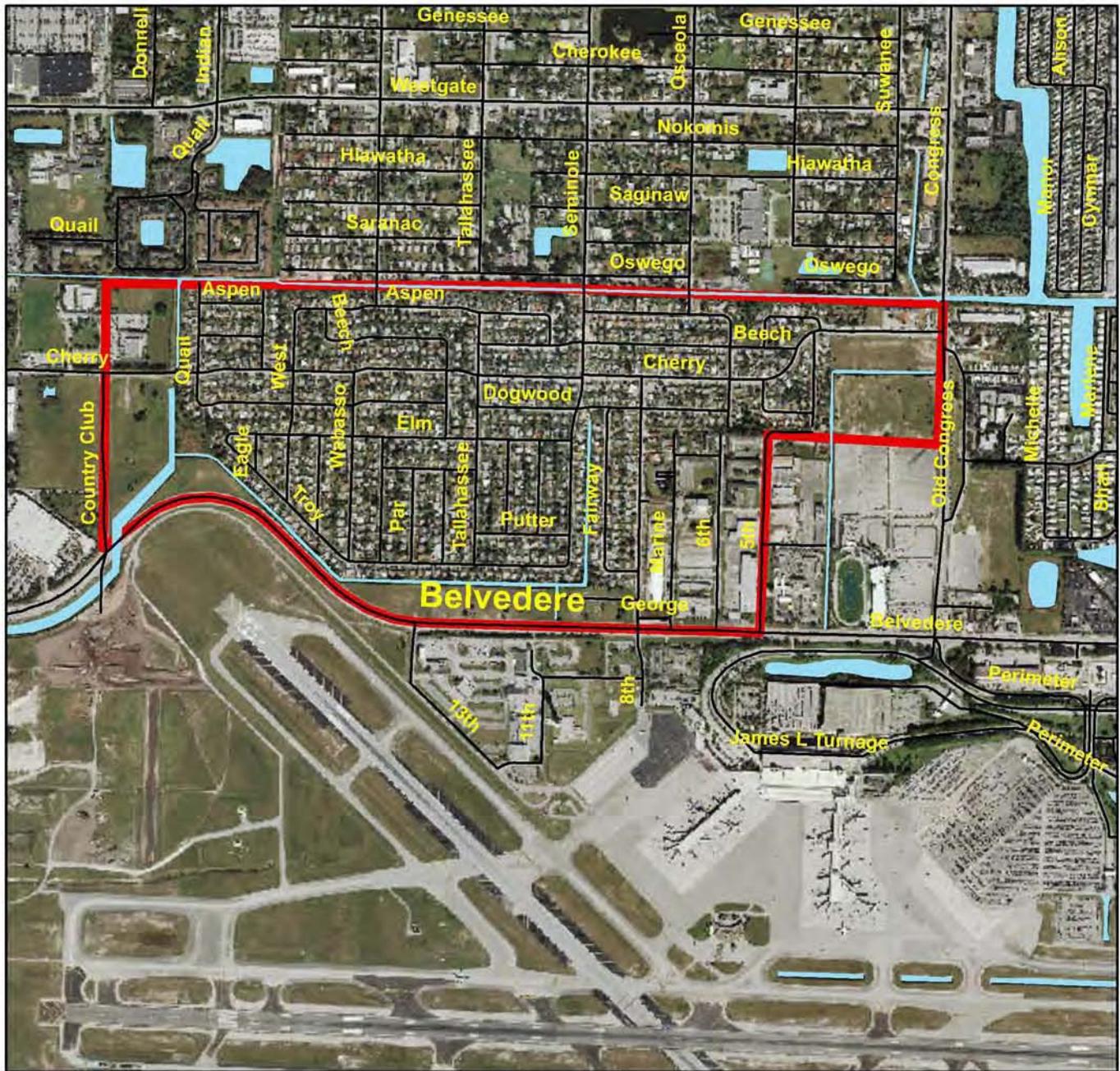
PBC Dept. of Economic Sustainability -April 2015

<b>12</b>	<b>Area Name:</b>	<b>BELVEDERE HOMES TARGET AREA</b>
	<b>Area Type:</b>	Local Target Area
	<b>% of Low/ Mod:</b>	79%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by the LWDD L-2 Canal; on the south by Belvedere Road from N. Congress Avenue to Country Club Road; on the east by N. Congress Avenue; and on the west by Country Club Road. The area is approximately 0.44 square miles in size. The target area is located in CT 30.00, BG 1 and 2. The estimated percentage of low/mod income persons in the target area is 79%. The area population total is 5,129 with a minority concentration of 47% and a Hispanic origin concentration of 42%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 1,527 housing units with 1,405 occupied units (92%) and 122 vacant units (8%) within in the target area. The occupied housing units consist of 979 owner-occupied units and 426 renter-occupied units; further identification shows there are 954 single-family (s/f) units, 240 multi-family (m/f) units and 333 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, roadway reconstruction, sidewalks, stormwater drainage, street lighting; public facilities improvements for community parks and recreation; and demolition and rehabilitation of unsafe structures.

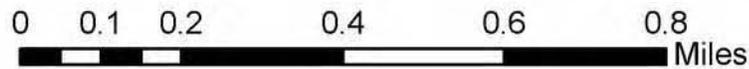
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>



# BELVEDERE HOMES TARGET AREA



 Target Area Boundaries



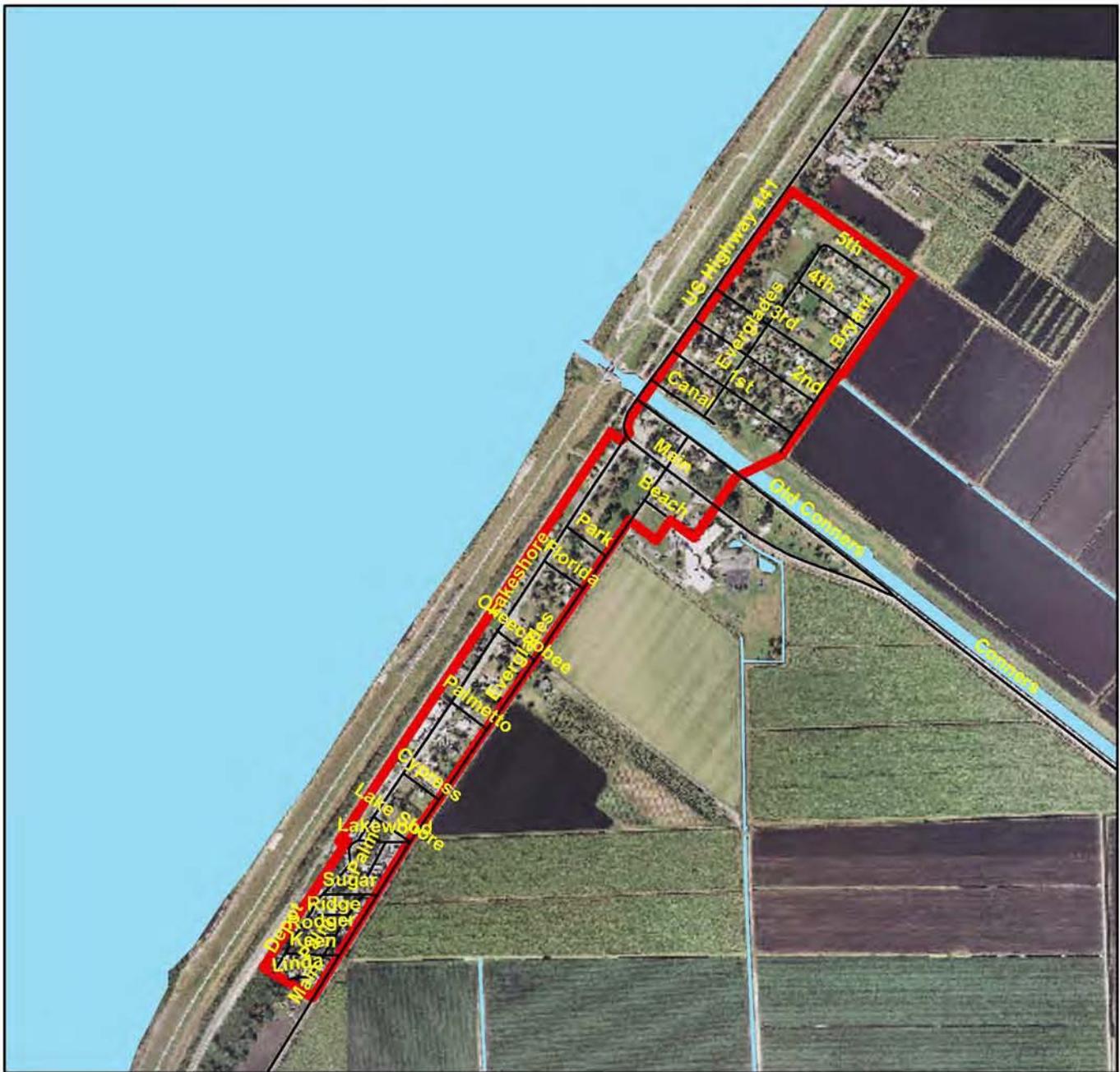
PBC Dept. of Economic Sustainability -April 2015

<b>13</b>	<b>Area Name:</b>	<b>CANAL POINT TARGET AREA</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	63%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	The target area is located in CT 80.01, BG 1. It is approximately bounded on the north by 5th Street; on the south by the termini of Linda Lane and Depot Street; on the east by Bryant Avenue, Everglades Street and E. Main Street; and on the west by FEC railroad tracks. The area is approximately 0.16 square miles in size. The target area is located in CT 80.01, BG 1. The estimated percentage of low/mod income persons in the target area is 63%. The area population total is 1,872 with a minority concentration of 40% and a Hispanic origin concentration of 56%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 696 housing units with 582 occupied units (84%) and 114 vacant units (16%) within in the target area. The occupied housing units consist of 422 owner-occupied units and 160 renter-occupied units; further identification shows there are 503 single-family (s/f) units, 91 multi-family (m/f) units and 102 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, roadway reconstruction, stormwater drainage, public facilities improvements; and code enforcement, and demolition and rehabilitation of unsafe structures.	

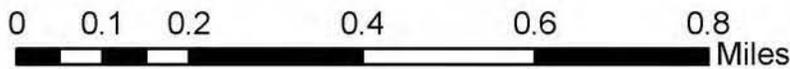
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> <li>• PBC was awarded a HUD Community Challenge Grant to create a Glades Region Master Plan (GRMP) to encourage development and redevelopment of the region through the identification of types and mix of land uses and attendant infrastructure needs</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>



# CANAL POINT TARGET AREA



 Target Area Boundaries



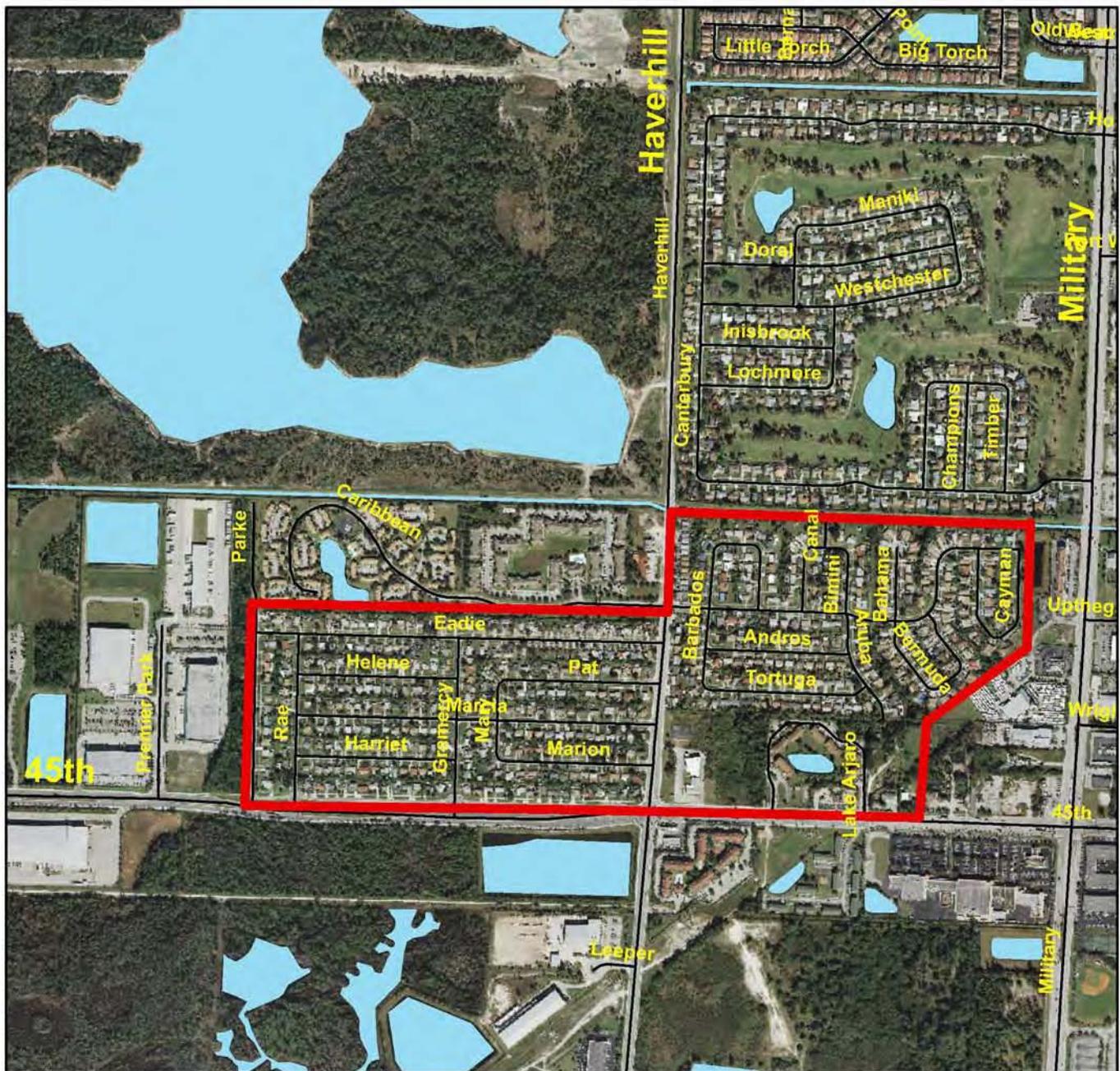
PBC Dept. of Economic Sustainability -April 2015

<b>14</b>	<b>Area Name:</b>	<b>GRAMMERCY PARK TARGET AREA</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	62%
	<b>Revital Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by the Cities of West Palm Beach and Riviera Beach; on the south by 45th Street; on the east by Military Trail; and on the west by Parke Avenue and Haverhill Road. The area is approximately 0.25 square miles in size. The target area is located in CT 10.02, BG 2. The estimated percentage of low/mod income persons in the target area is 62%. The area population total is 2,897 with a minority concentration of 88% and a Hispanic origin concentration of 8%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 790 housing units with 729 occupied units (92%) and 61 vacant units (8%) within in the target area. The occupied housing units consist of 396 owner-occupied units and 333 renter-occupied units; further identification shows there are 561 single-family (s/f) units, 229 multi-family (m/f) units and no other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, roadway reconstruction, sidewalks, stormwater drainage, street lighting; and improvements for community parks.	

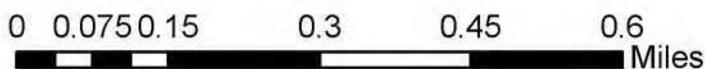
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>



# GRAMERCY PARK TARGET AREA



 Target Area Boundaries



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15	<b>Area Name:</b>	<b>LAKE WORTH CORRIDOR TARGET AREA</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	72%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Lake Worth Road; on the south by the LWDD L-14 Canal; on the east by S. Congress Avenue; and on the west by Military Trail. The area is approximately 1.53 square mile in size. The target area is located in CT 49.03, BG 1 and 2; and in CT 49.04, BG 1, 2 and 3. The estimated percentage of low/mod income persons in the target area is 72%. The area population total is 10,473 with a minority concentration of 36% and a Hispanic origin concentration of 54%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 3,191 housing units with 2,705 occupied units (85%) and 486 vacant units (15%) within the target area. The occupied housing units consist of 731 owner-occupied units and 1,974 renter-occupied units; further identification shows there are 1,298 single-family (s/f) units, 1,750 multi-family (m/f) units and 143 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, stormwater drainage, roadways; and community parks.

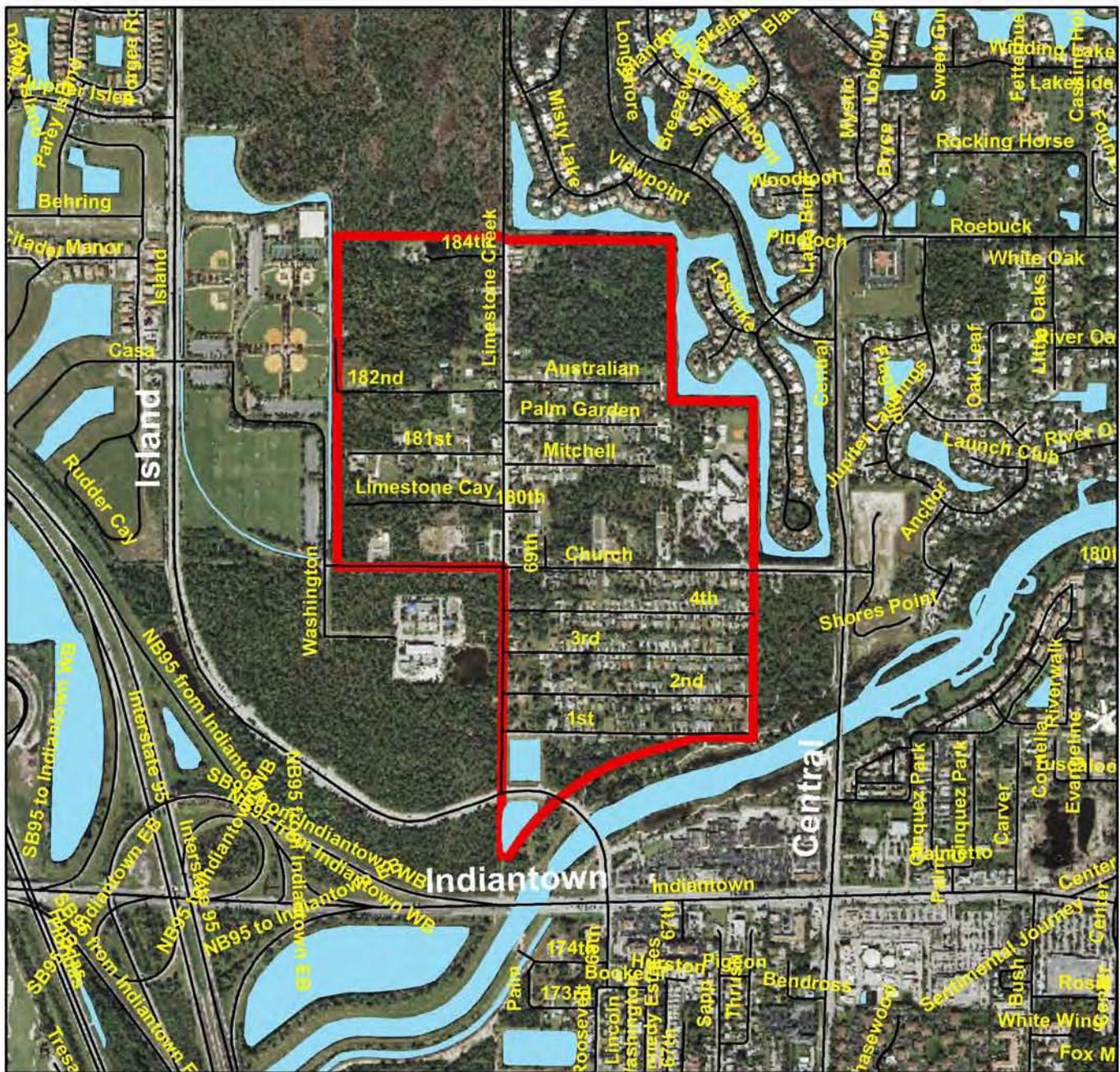
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Maximize the amount of resource funding available to each area</li> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Approve the safety and livability of neighborhoods</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase access to quality public and private facilities</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>



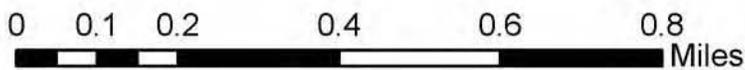
<b>16</b>	<b>Area Name:</b>	<b>LIMESTONE CREEK TARGET AREA</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	53%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by 184th Place North; on the south by the C-18 Canal; on the east by a line running north and south beginning at the eastern terminus of Australian, Palm Garden and Mitchell Streets, followed by a north-south trending line at the terminus of First, Second, Third and Fourth Streets; and on the west by the Trowell Park subdivision and Limestone Creek Road. The area is approximately 0.41 square mile in size. The target area is located in CT 2.10, BG 3. The estimated percentage of low/mod income persons in the target area is 53%. The area population total is 1,079 with a minority concentration of 58% and a Hispanic origin concentration of 14%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 292 housing units with 292 occupied units (100%) and 0 vacant units within in the target area. The occupied housing units consist of 248 owner-occupied units and 44 renter-occupied units; further identification shows there are 267 single-family (s/f) units, 25 multi-family (m/f) units and no other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including stormwater drainage and roadways; and potable water and sanitary sewer.

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>

# LIMESTONE CREEK TARGET AREA



Target Area Boundaries



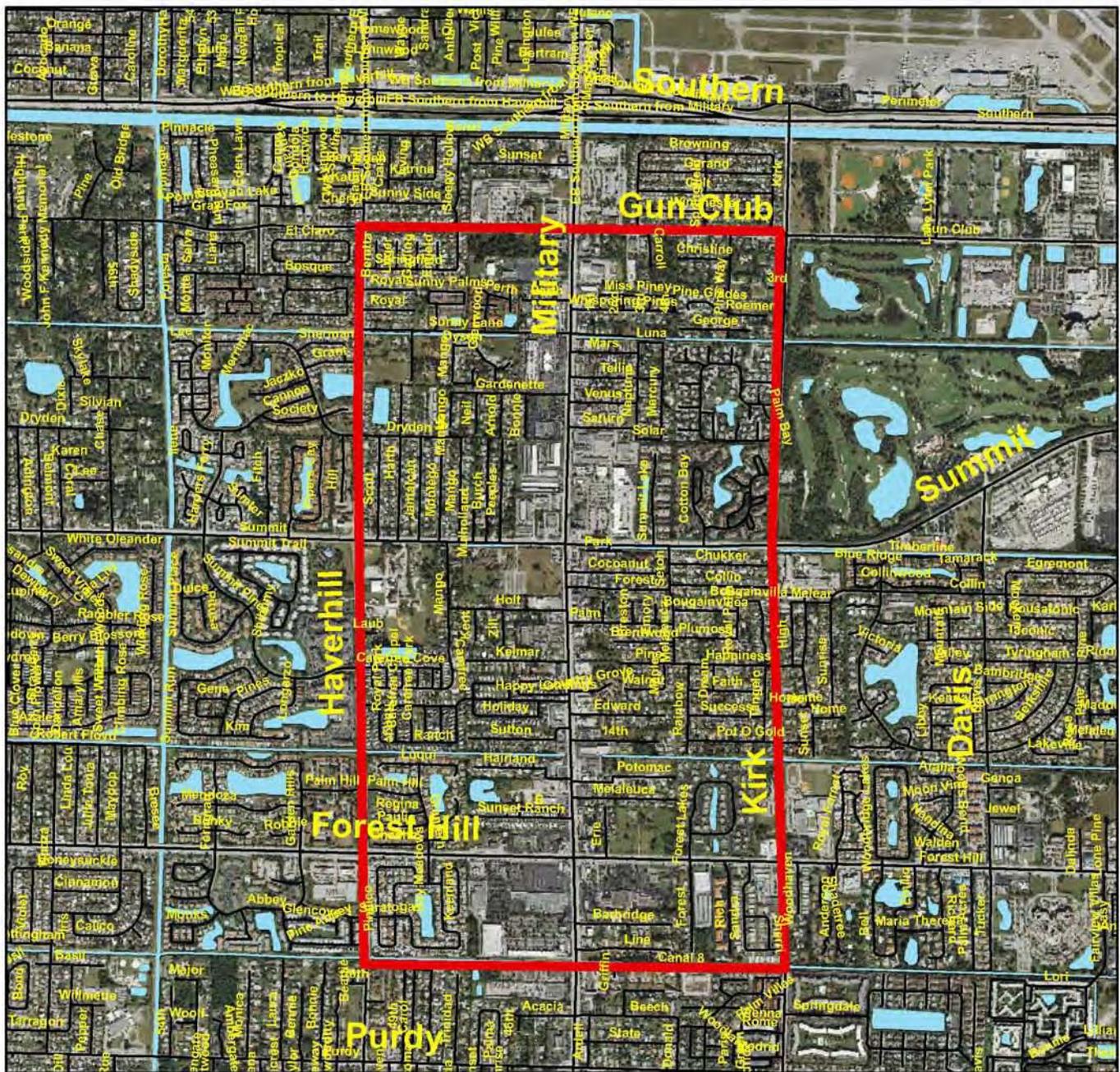
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<b>17</b>	<b>Area Name:</b>	<b>MILITARY TRAIL TARGET AREA</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	71%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Gun Club Road; on the south by the LWDD L-7 Canal from Kirk Road west to Haverhill Road; on the east by Kirk Road; and on the west by Haverhill Road. The area is approximately 1.27 square miles in size. The target area is located in CT 38.00, BG 4 and 5; CT 39.01, BG 1; CT 39.02, BG 2; 40.09, BG 1; and 41.02, BG 2. The estimated percentage of low/mod income persons in the target area is 71%. The area population total is 10,365 with a minority concentration of 24% and a Hispanic origin concentration of 55%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 3,522 housing units with 3,259 occupied units (96%) and 263 vacant units (8%) within in the target area. The occupied housing units consist of 1,710 owner-occupied units and 1,549 renter-occupied units; further identification shows there are 1,727 single-family (s/f) units, 1,387 multi-family (m/f) units and 408 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, stormwater drainage, and roadways; code enforcement and demolition and rehabilitation of unsafe structures to eliminate substandard housing.

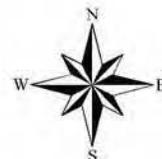
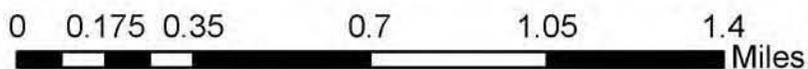
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Maximize the amount of resource funding available to each area</li> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Approve the safety and livability of neighborhoods</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase access to quality public and private facilities</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> </ul>



# MILITARY TRAIL TARGET AREA



 Target Area Boundaries



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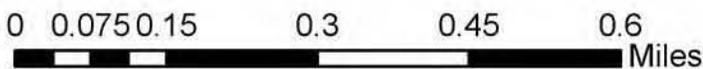
<b>18</b>	<b>Area Name:</b>	<b>SAN CASTLE TARGET AREA</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	72%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Hypoluxo Road; on the south by Miner Road and Mentone Road; on the east by Overlook Road and Coral Street; and on the west by Seacrest Blvd. and Grove Road. The area is approximately 0.41 square miles in size. The target area is located in CT 56.01, BG 1 and 2; and 56.02, BG2. The estimated percentage of low/mod income persons in the target area is 72%. The area population total is 5,433 with a minority concentration of 47% and a Hispanic origin concentration of 26%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 2,377 housing units with 1,714 occupied units (72%) and 663 vacant units (28%) within in the target area. The occupied housing units consist of 1,058 owner-occupied units and 656 renter-occupied units; further identification shows there are 1,626 single-family (s/f) units, 635 multi-family (m/f) units and 116 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer and public improvements for community parks.

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>

# SAN CASTLE TARGET AREA



Target Area Boundaries



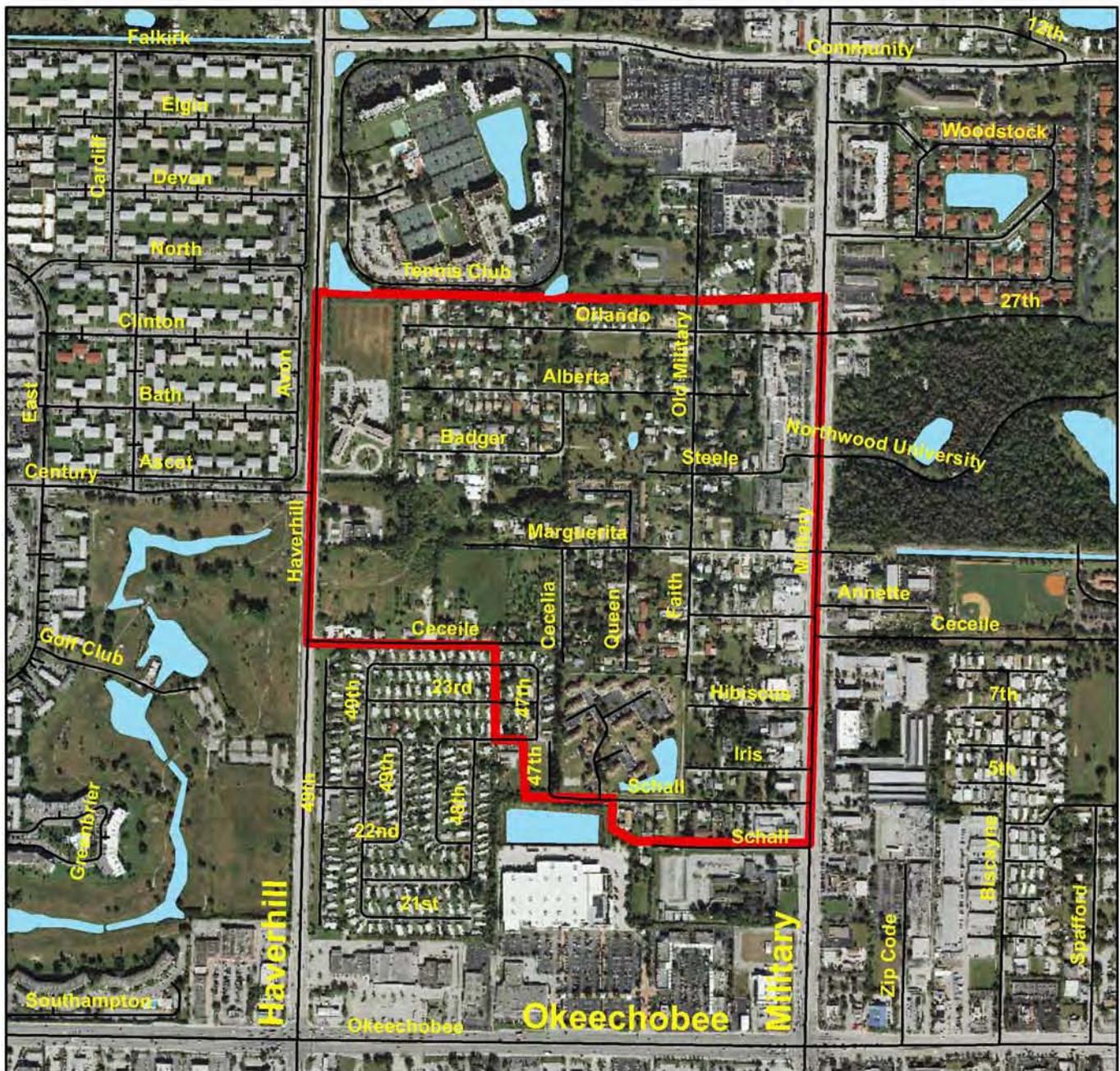
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<b>19</b>	<b>Area Name:</b>	<b>SCHALL CIRCLE TARGET AREA</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	75%
	<b>Revitalization Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Orlando Avenue; on the south by Schall Way; on the east by Military Trail; and on the west by N. Haverhill Road. The area is approximately 0.20 square miles in size. The target area is located in CT 19.09, BG 1. The estimated percentage of low/mod income persons in the target area is 75%. The area population total is 2,260 with a minority concentration of 28% and a Hispanic origin concentration of 42%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 964 housing units with 833 occupied units (86%) and 131 vacant units (14%) within in the target area. The occupied housing units consist of 5,287 owner-occupied units and 546 renter-occupied units; further identification shows there are 252 single-family (s/f) units, 503 multi-family (m/f) units and 209 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, stormwater drainage, and roadways; code enforcement and demolition and rehabilitation of unsafe structures to eliminate substandard housing.	

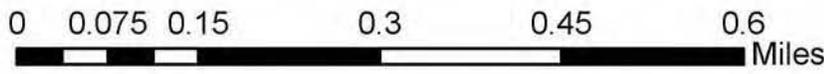
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>



# SCHALL CIRCLE TARGET AREA



 Target Area Boundaries



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<b>Area Name:</b>	<b>SEMINOLE MANOR TARGET AREA</b>
<b>Area Type:</b>	Local Target area
<b>% of Low/ Mod:</b>	67%
<b>Revital Type:</b>	Comprehensive
<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by the LWDD L-16 Canal; on the south by the LWDD L-17 Canal; on the east by the eastern termini of Topeka and Kewanee Roads; and on the west by Lawrence Road. The area is approximately 0.26 square miles in size. The target area is located in CT 58.14, BG 1 and 2. The estimated percentage of low/mod income persons in the target area is 67%. The area population total is 5,073 with a minority concentration of 27% and a Hispanic origin concentration of 58%.
<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 1,364 housing units with 1,311 occupied units (96%) and 53 vacant units (4%) within in the target area. The occupied housing units consist of 1,081 owner-occupied units and 230 renter-occupied units; further identification shows there are 608 single-family (s/f) units, 66 multi-family (m/f) units and 690 other unit types.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, stormwater drainage and community parks.

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>



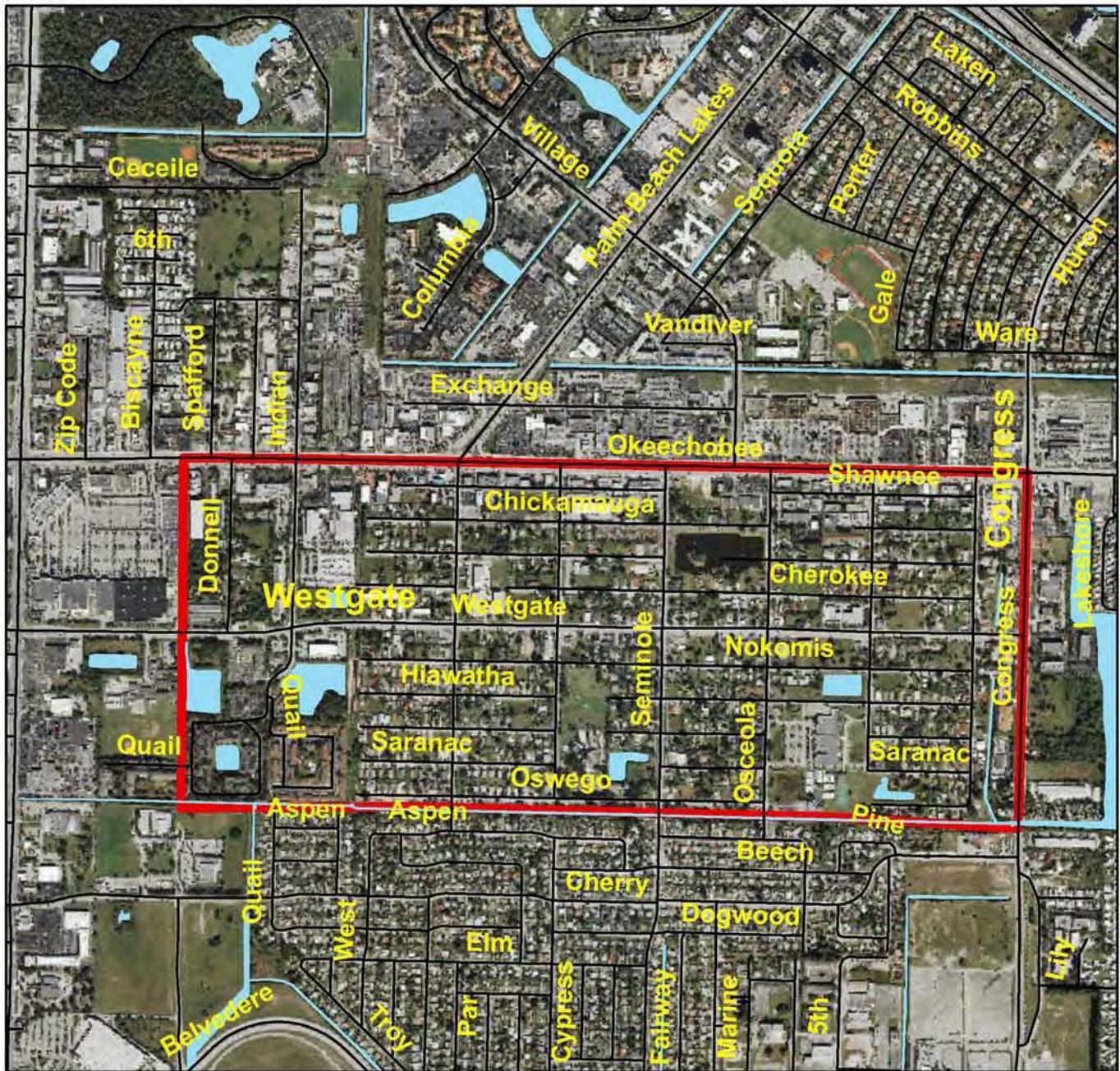
<b>21</b>	<b>Area Name:</b>	<b>WESTGATE TARGET AREA</b>
	<b>Area Type:</b>	Local Target area
	<b>% of Low/ Mod:</b>	86%
	<b>Revital Type:</b>	Comprehensive
	<b>Identify the neighborhood boundaries for this target area.</b>	It is approximately bounded on the north by Okeechobee Blvd; on the south by the LWDD L-2 Canal; on the east by N. Congress Avenue; and on the west by a line running south from Okeechobee Blvd. to the L-2 Canal just west of Quail Lake Drive. The area is approximately 0.65 square miles in size. The target area is located in CT 29.00, BG 1 and 2. The estimated percentage of low/mod income persons in the target area is 86%. The area population total is 4,829 with a minority concentration of 56% and a Hispanic origin concentration of 51%.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The majority of parcels in the target area are residential in nature. There are a total of 1,371 housing units with 1,223 occupied units (89%) and 148 vacant units (11%) within in the target area. The occupied housing units consist of 361 owner-occupied units and 862 renter-occupied units; further identification shows there are 419 single-family (s/f) units, 634 multi-family (m/f) units and 318 other unit types.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In order to be determined as a CDBG Target Area, an area must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• At least 51% of the residents must be of low and moderate incomes;</li> <li>• For municipalities, the area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size; for unincorporated Palm Beach County, the area must be a contiguous area.</li> <li>• Existing land use is more than 50% residential;</li> <li>• Infrastructure conditions in the area demonstrate the need for improvements; and</li> <li>• Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.</li> </ul> <p>In the unincorporated County areas, identification of potential target areas was solicited from other County departments. The existing target areas were reexamined to determine if they still met the target area criteria. A total of 10 areas were selected in unincorporated Palm Beach County.</p>
	<b>Identify the needs in this target area.</b>	In a comprehensive review of the Area, the following improvements were identified as beneficial to the community: infrastructure improvements including potable water and sanitary sewer, stormwater drainage, and roadways; code enforcement and demolition and rehabilitation of unsafe structures to eliminate substandard housing.

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Maximize the amount of resource funding available to each area</li> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with NSP and SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Approve the safety and livability of neighborhoods</li> <li>• Eliminate deterioration of property and facilities through the County's demolition program</li> <li>• Increase access to quality public and private facilities</li> <li>• Increase job retention and creation stabilizing and expanding small businesses</li> <li>• Increase the cooperation of County departments such as Water Utilities, Engineering, Facilities Development &amp; Operations and Parks and Recreation to provide funding for infrastructure and public facility(s) improvements</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> </ul>

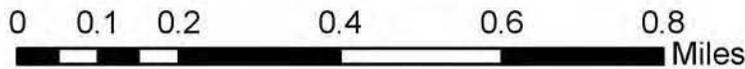
**Table 49 – Geographic Priorities**



# WESTGATE TARGET AREA



 Target Area Boundaries



PBC Dept. of Economic Sustainability - April 2015

## **General Allocation Priorities**

### **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

The Palm Beach County Jurisdiction is comprised of unincorporated Palm Beach County and 29 municipalities with which the County has Interlocal Cooperation Agreements. The Palm Beach County Jurisdiction does not include the entitlement cities of Jupiter, Palm Beach Gardens, West Palm Beach, Wellington, Boynton Beach, Delray Beach, and Boca Raton. Also not included are the Towns of Highland Beach and Ocean Ridge, each of which declined to participate. Within unincorporated PBC and the participating municipalities, there are concentrations of low- and moderate- income persons, and ethnic minority and Hispanic origin concentrations. Areas of “low-income concentration” are defined as areas wherein the percentage of persons with incomes at or below 80% of the area median income for Palm Beach County, adjusted for family size, exceeds 51% of the total persons residing in that area. This definition includes populations that fall into the very-low-, low-, and moderate-income categories. Area of “minority concentration” is defined as an area, wherein the total percentage of minority residents exceeds 51% of the total population of that area. The identification of low/moderate income and ethnic/minority concentrations are based on the most current U.S. Census tract and block group data.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

1	<b>Priority Need Name</b>	<b>Affordable Rental Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Very Low Income Low Income Moderate Income Middle Income Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Veterans Persons with HIV/AIDS Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Rental Housing-New construction Rental Housing – Rehabilitation Rental Housing-Acquisition Rental Housing-Refinancing Tenant Based Rental Assistance
	<b>Description</b>	Increase the supply of affordable rental housing available to very- low, low, moderate, and middle-income residents as well as veterans, elderly, disabled, and homeless persons through new construction. Provide rental assistance to persons who qualify as being very-low, low, moderate, and middle-income or as veterans, elderly, disabled, or homeless through a tenant based rental assistance program or through provision of financial assistance to pay delinquent rent and utilities.
	<b>Basis for Relative Priority</b>	Data on renters who are cost burdened or cost burdened (42,488 households) and overcrowding (4,994 units) of rental units for households with incomes at or below 100% of the AMI supports the need for emphasis to be placed on the provision of rental units particularly for low-, very-low, and extremely-low income renter households. The creation and preservation of affordable rental opportunities may be achieved through new construction of affordable rentals; acquisition and rehabilitation for conversion to affordable rental; and provision of direct financial subsidy to tenants. Efforts to preserve the existing rental housing stock may include rehabilitation or refinancing of existing affordable rental housing developments and the provision of tenant-based rental assistance to very-low and extremely-low income renters whose incomes cannot sustain the payment of affordable rents.
2	<b>Priority Need Name</b>	<b>Affordable Homeownership</b>
	<b>Priority Level</b>	High

	<b>Population</b>	Very Low Income Low Income Moderate Income Middle Income Large Families Families with Children Elderly Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Homeownership-Rehabilitation Homeownership-New Construction Homeownership-Acquisition Homebuyer Financing Homeownership-Foreclosure Prevention
	<b>Description</b>	Preserving the stock of affordable housing units by providing assistance to very-low, low, moderate, and middle-income home owners and to elderly, veteran, and disabled households to rehabilitate their homes where deteriorating conditions may pose threats to health and safety. Increase the supply of affordable homeownership units by providing first and second mortgages to very-low, low, moderate, and middle-income families/households as well as to veterans and disabled persons to acquire homes for owner occupancy.
	<b>Basis for Relative Priority</b>	The continued need to support the provision of affordable homeownership unit is evidenced by 79,707 households with incomes at or below 120% of the AMI are either cost burdened or severely cost burdened. Efforts to create more affordable owner-occupied housing units may include the provision of direct homeownership assistance (first and/or second mortgage financing); the acquisition and/or rehabilitation of existing homes; and the development of new housing units. Efforts to preserve the existing stock of affordable owner housing may include the rehabilitation or refinancing of owner-occupied housing, foreclosure prevention and other assistance to stabilize a temporary financial crisis in housing affordability.
<b>3</b>	<b>Priority Need Name</b>	<b>Public Services</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Very Low Income Low Income Moderate Income Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Countywide

<b>Associated Goals</b>	Child care services After school care services Health services Disabled services Senior services Abused and neglected children Youth services Housing counseling services Fair housing services Food distribution programs								
<b>Description</b>	Provision of public services to very-low, low-, and moderate-income families and individuals as well as to persons who are homeless, at risk of becoming homeless or have special needs. Public service provided will enhance the living environment of the targeted population by addressing basic needs that they do not have or the economic means to adequately provide for themselves. The programs to be provided include, <i>inter alia</i> , child care, after school care, health care, housing counseling and fair housing services.								
<b>Basis for Relative Priority</b>	The need for the provision of public services to the general population was supported by the following statistics: 14% of the County's population had incomes which were below the poverty level, 16% of the population is food insecure, 5% of children in the population went to bed hungry. The provision of the specific public services and the relative priority assigned to each was determined by pertinent statistics garnered from the census and other sources as well as from public input received following solicitation by DES at two public meetings held on December 9, 2014, and December 11, 2014; and targeted presentations to the Homeless Advisory Board and the Homeless and Housing Alliance in 2015. These are summarized as follows: <b>Child Care Services</b> - Approximately 70,852 children were aged 5 and below, and 12.9% (9,060) currently receives subsidized child care. <b>After School Care</b> - 229,334 persons or 17.3% of the population falls in the 5 to 19 age group which comprises the population requiring this service). <b>Health Service</b> - Approximately 262,347 persons or 20% of population have no health insurance. <b>Senior Services</b> - 285,155 persons (21.6% of the population) was aged 65 and over. <b>Abused and Neglected Children</b> - In 2012, three children died as a result of child abuse. Between July 2013 and December 2013, 2,462 verified child maltreatment cases were reported and 207 children were removed from homes due to maltreatment. <b>Youth Services</b> - 156,680 persons or 11.7% of the population were aged between 15 and 24 and represent a group that would need services related to handling peer pressure, teenage parenting, financial and educational counseling and recreational services-organized sports and other social activities. <b>Housing Counseling Services and Fair Housing Services</b> - Over the past six years some 4,500 persons were provided with these services through CDBG funded programs. The demand was unabated and still exists. Also, as it relates to Fair Housing Counseling, the county's commitment to honor the certification signed with HUD to Affirmatively Further Fair Housing and to through its HUD required Assessment of Fair Housing, identify impediments and implement corrective actions to fair housing causes this to be assigned a high priority.								
<b>4</b>	<table border="1"> <tr> <td data-bbox="224 1566 500 1600"><b>Priority Need Name</b></td> <td data-bbox="506 1566 1437 1600"><b>Economic Development</b></td> </tr> <tr> <td data-bbox="224 1608 500 1642"><b>Priority Level</b></td> <td data-bbox="506 1608 1437 1642">High</td> </tr> <tr> <td data-bbox="224 1650 500 1768"><b>Population</b></td> <td data-bbox="506 1650 1437 1768">           Very Low Income            Low Income            Moderate Income         </td> </tr> <tr> <td data-bbox="224 1776 500 1837"><b>Geographic Areas Affected</b></td> <td data-bbox="506 1776 1437 1837">Countywide</td> </tr> </table>	<b>Priority Need Name</b>	<b>Economic Development</b>	<b>Priority Level</b>	High	<b>Population</b>	Very Low Income Low Income Moderate Income	<b>Geographic Areas Affected</b>	Countywide
<b>Priority Need Name</b>	<b>Economic Development</b>								
<b>Priority Level</b>	High								
<b>Population</b>	Very Low Income Low Income Moderate Income								
<b>Geographic Areas Affected</b>	Countywide								

	<b>Associated Goals</b>	Economic Development Services Economic Development Assistance
	<b>Description</b>	Activities to be undertaken are ultimately targeted towards the creation of jobs and include: For Economic Development Assistance the provision of funding to subrecipients (incubators and CDFI) to provide assistance to small businesses and microenterprises and funding of a business loan program. Under Economic Development Services, funding is provided for personnel who: provide /advice to businesses (new, expanding or wishing to relocate to the County), explain and organize the participation of businesses in economic development programs operated by the County and State and Federal government (Section 108, Job Growth Incentive Program, EDI, Enterprise Zone, among others.
	<b>Basis for Relative Priority</b>	According to the U.S. Census, Palm Beach County's population is 1,320,134, with a poverty level of 14.5% for persons whose income in the past 12 months is below the poverty level. According to the Federal Reserve Bank of St. Louis, the unemployment rate for the County as of December 2014 was 4.8%. The Glades region has one of the County's highest unemployment rates ranging from 16% to 28.8 % and poverty rates from 29.2% to 36.3%. Microenterprises make up the majority of businesses in Palm Beach County. The owners (or entrepreneurs) of these microenterprises are seeking to generate a larger income in order to obtain economic self-sufficiency. The County traditionally promotes entrepreneurship through provision of funding to business incubators and CDFI for the provision of technical assistance to microenterprise and small businesses to nurture their development. The County also operates programs to directly provide funding to businesses to assist in development/expansion of businesses that are unable to secure or afford conventional financing. Additionally, Palm Beach County businesses are encouraged to take advantage of incentives offered by local, state and federal economic development programs and DES staff provides the expertise needed to guide businesses through the various qualification and application processes.
5	<b>Priority Need Name</b>	<b>Special Needs Housing and Services</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Very Low Income Low Income Moderate Income Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Veterans Ex-offenders Youths aging out of Foster Care Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Special Needs Services Special Needs Housing
	<b>Description</b>	Provision of housing to persons with special needs in the form of transitional accommodation, assisted living facilities, rental assistance, permanent supporting housing, and homeownership assistance. Provision of services to elderly; mental, physical and developmentally disabled; persons with drug addictions; persons with HIV/AIDS; youths aging out of foster care; veterans, ex-offenders, and victims of domestic violence.

	<b>Basis for Relative Priority</b>	<b>Elderly</b> - Twenty-five percent (25%) of the County's population are over the age of 62. Results of a recent survey administered to elderly showed that 26% had difficulty with housing (rent, mortgage, taxes); 21% had problem with home up-keep; 27% unable to afford care giver services; 25% always receive help with personal care tasks. <b>Disabilities</b> - Of groups designated as special needs populations, persons with mental, physical and development disability comprises 12.2% of the total County population; <b>Victims of Domestic Violence</b> - In 2011-12, the domestic violence rate in PBC was 417 offences per 100,000 persons. In 2013, 5,537 domestic violence crimes were reported; <b>Persons with HIV/AIDS</b> - in 2012 there were 2,984 persons living with HIV/AIDS in the County. <b>Veterans</b> - In 2013, 99,057 or 9% of the population was a veteran. <b>Ex-offenders</b> - Since October 1, 2013, approximately 1,923 release ex-offenders have returned to Palm Beach County. <b>Youth aging out of foster care</b> - In 2015, it was estimated that up to 85 youths would age out of foster care and that approximately 400 youths would be disconnected from Medicaid.
6	<b>Priority Need Name</b>	<b>Homeless Assistance</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Very Low Income Chronic Homelessness Individuals at risk of homelessness Families with Children at risk of homelessness
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	Homeless Prevention Homeless Services
	<b>Description</b>	Actions to be taken to address homelessness will concentrate on homeless prevention (provision of funds to allow payment of delinquent rent and utilities), Rapid Re-housing of homeless individuals/families and provision of assistance to emergency shelters to cover operating and program expenses. Other activities such as street outreach and operation of the HMIS and activities providing housing assistance and services to persons recently released from incarceration who qualify as homeless may also be supported.
	<b>Basis for Relative Priority</b>	Over the past six years Palm Beach County has provided homeless and homeless prevention services to over 14,120 persons, in FY 2013-14 alone the Homeless Resource Center, which recently became operational served 6,770 persons who were homeless or at risk of becoming homeless. In FY 2014 HMIS reported over 7,000 calls related to homelessness. The above statistics validates the emphasis that is being placed by the County to address homelessness thorough the provision of shelter/housing and services and allocating funding from all available sources (ad valorem, ESGP, HOME, SHIP, SHP, among others) to tackle this priority.
7	<b>Priority Need Name</b>	<b>Public Facilities and Infrastructure</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Very Low Income Low Income Moderate Income Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Countywide

	<b>Associated Goals</b>	Parks Recreational facilities Community Facilities Water and wastewater Drainage Streets/Sidewalks Other Public facilities and infrastructure
	<b>Description</b>	Provision of adequate infrastructure and public facility to ensure their operation at an efficient level of service and enhance the livability of low- and moderate income neighborhoods. Activities will be implemented in areas where the population is predominantly low- and moderate income or will serve a limited clientele that is predominately low/moderate income, and will be in the form of new construction or rehabilitation/upgrading of existing facilities.
	<b>Basis for Relative Priority</b>	In order to assign relative priorities to the activities encompassed under the Infrastructure and Public Facilities Improvement need, the following assessments were undertaken: a review was performed of the infrastructure and public facilities element of the Comprehensive Plans of all municipalities likely to apply to the County for CDBG funding; a review of information provided by municipalities on areas slated to be designated as CDBG target areas; review of the Glades Regional Master Plan; and an historic review of the activities funded over the past five years.  The activity types outlined under the associated goals were all identified as priorities in the comprehensive plans which were reviewed. Among the requirements for being designated a CDBG Target Area is the need for infrastructure and public facilities improvements. Eleven municipalities have identified target areas and the need for roadways, sidewalks, water and sewer, drainage, street lighting, and park improvements have been identified by most of these. Capital improvement projects are overwhelmingly identified and submitted for funding by municipalities and County Departments. During the past six years, over \$15.0 million in CDBG funds was expended on the provision and improvement of these facilities and infrastructure.
<b>8</b>	<b>Priority Need Name</b>	<b>Code Enforcement</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low Income Moderate Income
	<b>Geographic Areas Affected</b>	Countywide Belle Glade Target Area Pahokee Target Area South Bay Target Area
	<b>Associated Goals</b>	Code Enforcement
	<b>Description</b>	Support the work of code enforcement officers to identify and take actions to cure code violations in specifically delineated target areas.
	<b>Basis for Relative Priority</b>	The housing stock in the older sections of Palm Beach County and in the Glades area is old and a significant number have fallen into disrepair through abandonment or neglect. The rigorous implementation of code enforcement activities will ensure that owners maintain their housing units in a manner which meets standards established by the County and its partnering municipalities and contributes to the realization of suitable living environments to all residents of the area and to the provision of decent housing to occupants of the housing units.
<b>9</b>	<b>Priority Need Name</b>	<b>Demolition and Clearance</b>
	<b>Priority Level</b>	High

<b>Population</b>	Low Income Moderate Income
<b>Geographic Areas Affected</b>	Countywide Belle Glade Target Area Pahokee Target Area South Bay Target Area
<b>Associated Goals</b>	Demolition and Clearance
<b>Description</b>	Demolition of unsafe and vacant structures which pose a threat to health and safety. Demolition will be carried out in municipalities and the unincorporated area.
<b>Basis for Relative Priority</b>	The areas chosen to undertake demolition represent some of the older areas of the county and contain a discernible number of structures which are vacant/abandoned and unsafe. In instances the owners do not have the resources necessary to rehabilitate the property or to fund the cost of its demolition. In the research undertaken to establish CDBG Target Areas, five municipalities referenced a need to demolish unsafe structures located within their jurisdiction.

**Table 50 – Priority Needs**

## SP-30 Influence of Market Conditions – 91.215 (b)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<b>Tenant Based Rental Assistance (TBRA)</b>	<ul style="list-style-type: none"> <li>• High incidence of cost burden and severe cost burden among low- and very-low income households.</li> <li>• Limited availability of affordable units.</li> <li>• Insufficient amount of subsidized housing vouchers/units.</li> <li>• Rate of unemployment/stagnant or declining wages.</li> <li>• Overcrowding.</li> <li>• Continued high rate of foreclosure in the MSA.</li> <li>• Increasing fair market rents charged.</li> </ul>
<b>TBRA for Non-Homeless Special Needs</b>	<ul style="list-style-type: none"> <li>• Limited availability of affordable units.</li> <li>• High incidence of cost burden and severe cost burden among special needs populations.</li> <li>• Insufficient supply of subsidized housing units/vouchers.</li> <li>• Increasing fair market rents charged.</li> <li>• Limited funding for supportive services.</li> </ul>
<b>New Unit Production</b>	<ul style="list-style-type: none"> <li>• Limited availability of decent, standard and affordable units for very-low, low- and moderate-income households and for special needs populations.</li> <li>• Increase in the number of renters as a result of the economic downturn.</li> </ul>
<b>Rehabilitation</b>	<ul style="list-style-type: none"> <li>• Increase in the number of households in substandard housing.</li> <li>• Age of the housing stock.</li> <li>• High cost to newly construct units.</li> <li>• Difficulty obtaining financing/tightened credit requirements for new purchases.</li> </ul>
<b>Acquisition, including preservation</b>	<ul style="list-style-type: none"> <li>• Tightened lending requirements and increased mortgage regulations.</li> <li>• Rapidly increasing home values.</li> <li>• Availability of housing units due to remaining effects of foreclosure crisis.</li> </ul>

**Table 51 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Grant resources totaling \$39,645,745 from CPD Programs are expected to be available during the next five (5) years (October 1, 2015 – September 30, 2020) as described in this, the County’s Five Year Consolidated Plan (FY 2015-2020). These funds will be used to address priority needs, specific goals and objectives. The grant resources will address obstacles that meet underserved needs, achieve decent housing, expand economic development opportunities for low and moderate income persons, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The annual allocations (FY 2015-2016) for CDBG, ESG and HOME were provided by HUD as FY 2015 CPD Formula funds. Program Income and Prior Year Resources funds were captured from the FY 2013-2014 CAPER and FY 2014-2015 Action Plan.

### 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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,750,879	25,000	6,017,596	11,793,475	23,103,516	It is anticipated the CDBG entitlement allocation from HUD for FY 2015-2020 will total \$28,754,395. Program income is projected at \$125,000 for a total available amount of \$28,879,395.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,530,417	100,000	2,931,182	4,561,599	6,121,668	The anticipated HOME entitlement allocation from HUD for FY 2015-2020 is projected to be a total \$7,652,085. Program income is projected at \$500,000 for a total available amount of \$8,152,085.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	522,853	0	0	522,853	2,091,412	The anticipated ESG Program entitlement allocation from HUD for FY 2015-2020 totals \$2,614,265. The total available amount is anticipated to be \$2,614,265

**Table 52 – Anticipated 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 disposition of land owned by Palm Beach County for any purpose including to address needs identified in this Consolidated Plan is governed by Florida Statute at Title XI, Chapter 12- 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property) and 125.38 (Sale of County Property to United States or State) and by Palm Beach County Code of Ordinance at Chapter 22, Article VI (real Property Acquisition, Disposition and Leasing). In effecting the requirements of the statute and code referred above, Palm Beach County utilizes PPM-CW-L-073 (Requirements for the Acquisition, Disposition, Lease and Exchange of Real Property).

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

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ADOPT-A-FAMILY	Non-profit organizations	Homelessness public services	Jurisdiction
AID TO VICTIMS OF DOMESTIC ABUSE	Non-profit organizations	Homelessness public services	Jurisdiction
CHILDREN'S HOME SOCIETY	Non-profit organizations	Homelessness public services	
CHILDREN'S PLACE AT HOME SAFE	Non-profit organizations	Homelessness public services	Jurisdiction
THE COALITION FOR INDEPENDENT LIVING OPTIONS	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
CENTER FOR FAMILY SERVICES	Non-profit organizations	Homelessness public services	Jurisdiction
CHILDREN'S CASE MANAGEMENT	Non-profit organizations	public services	Jurisdiction
HEALTHY MOTHERS/HEALTHY BABIES OF PALM BEACH COUNTY	Non-profit organizations	public services	Jurisdiction
THE LORD'S PLACE	Non-profit organizations	Homelessness public services	Jurisdiction
JESUS AND YOU OUTREACH MINISTRIES	Non-profit organizations	Homelessness public services	Jurisdiction
LEGAL AID SOCIETY OF PALM BEACH COUNTY	Non-profit organizations	public services	Jurisdiction
PLACE OF HOPE	Non-profit organizations	Homelessness public services	Jurisdiction
THE SALVATION ARMY	Non-profit organizations	Homelessness public services	Jurisdiction
REDLANDS CHRISTIAN MIGRANT ASSOCIATION	Non-profit organizations	public services	Jurisdiction
SEAGULL INDUSTRIES FOR THE DISABLED	Non-profit organizations	Non-homeless special needs	Jurisdiction
SICKLE CELL FOUNDATION OF PALM BEACH COUNTY	Non-profit organizations	public services	Jurisdiction
URBAN LEAGUE OF PALM BEACH COUNTY, INC.	Non-profit organizations	public services	Jurisdiction
YWCA OF PALM BEACH COUNTY	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
VITA NOVA	Non-profit organizations	Homelessness public services	Jurisdiction
COMMUNITY LAND TRUST OF PALM BEACH COUNTY	Non-profit organizations	Ownership Rental	Jurisdiction
HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY	Non-profit organizations	Ownership	Jurisdiction
HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY	Government	Ownership Rental	Jurisdiction
HOUSING LEADERSHIP OF PALM BEACH COUNTY	Non-profit organizations	Ownership Rental	Jurisdiction
HOUSING TRUST GROUP	Developer	Rental	Jurisdiction
NEIGHBORHOOD RENAISSANCE, INC.	Non-profit organizations	Ownership Rental	Jurisdiction
RIVERA BEACH COMMUNITY DEVELOPMENT CORPORATION	CHDO	Ownership Rental	Jurisdiction
PALM BEACH COUNTY HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
WEST PALM BEACH HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
PAHOKEE HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
WORD OF FAITH CDC	CHDO	Ownership	Jurisdiction
PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF BELLE GLADE	Government	neighborhood improvements public facilities	Other
CITY OF PAHOKEE	Government	neighborhood improvements public facilities	Other
SOUTH BAY, CITY OF	Government	neighborhood improvements public facilities	Other

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
LAKE WORTH, CITY OF	Government	neighborhood improvements public facilities	Other
LANTANA, TOWN OF	Government	neighborhood improvements public facilities	Other
GREENACRES, CITY OF	Government	neighborhood improvements public facilities	Other
LAKE PARK, TOWN OF	Government	neighborhood improvements public facilities	Other
RIVIERA BEACH, CITY OF	Government	neighborhood improvements public facilities	Other
MANGONIA PARK, TOWN OF	Government	neighborhood improvements public facilities	Other
PALM SPRINGS, VILLAGE OF	Government	neighborhood improvements public facilities	Other
ROYAL PALM BEACH, VILLAGE OF	Government	neighborhood improvements public facilities	Other
HOMELESS AND HOUSING ALLIANCE OF PALM BEACH COUNTY	Continuum of care	Homelessness	Jurisdiction
HOUSING PARTNERSHIP INC	Non-profit organizations	Ownership Rental	Jurisdiction
GULFSTREAM GOODWILL INDUSTRIES	Non-profit organizations	Homelessness public services	Jurisdiction
CARP, INC.	Non-profit organizations	public services	Jurisdiction
CATHOLIC CHARITIES	Community/Faith-based organization	Homelessness public services	Jurisdiction
211 PALM BEACH TREASURE COAST	Non-profit organizations	public services	Jurisdiction
CROS MINISTRIES	Community/Faith-based organization	Homelessness public services	Jurisdiction
FAMILY PROMISE OF NOTH/CENTRAL PALM BEACH COUNTY	Community/Faith-based organization	Homelessness public services	Jurisdiction
FAMILY PROMISE OF SOUTHERN PALM BEACH COUNTY	Community/Faith-based organization	Homelessness public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FARMWORKER COORDINATING COUNCIL	Non-profit organizations	Homelessness public services	Jurisdiction
JEROME GOLDEN CENTER FOR BEHAVIORAL HEALTH	Non-profit organizations	Homelessness public services	Jurisdiction
MCCURDY SENIOR HOUSING-QUIET WATERS	Owner	Rental	Jurisdiction
PBC DEPT. OF COMMUNITY SERVICES	Government	public services	Jurisdiction
PBC DEPT. OF HEALTH	Government	public services	Jurisdiction
PBC HIV CARE COUNCIL	Community/Faith-based organization	Non-homeless needs	special Jurisdiction
HOMELESS COALITION OF PALM BEACH COUNTY, INC.	Non-profit organizations	Homelessness	Jurisdiction
PBC SCHOOL DISTRICT	Departments and agencies	public services	Jurisdiction
FAITH-HOPE-LOVE-CHARITY	Non-profit organizations	Homelessness public services	Jurisdiction
SENATOR PHILIP D. LEWIS CENTER	Non-profit organizations	Homelessness public services	Jurisdiction
THE VETS PLACE	Non-profit organizations	public services	Jurisdiction
UNITED WAY OF PALM BEACH COUNTY	Non-profit organizations	Homelessness	Jurisdiction
VA MEDICAL CENTER	Public institution	public services	Jurisdiction
TREASURE COAST REGIONAL PLANNING COUNCIL	Regional organization	Planning	Region
HOMELESS ADVISORY BOARD	Community/Faith-based organization	Homelessness	Jurisdiction
COUNTYWIDE COMMUNITY REVITALIZATION TEAM	Community/Faith-based organization	neighborhood improvements public facilities	Jurisdiction

**Table 53 – Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Palm Beach County has a relatively strong institutional delivery system. 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. The County continues to evaluate the operation of each of its community development programs to ensure all operations are within regulatory requirements, to maximize the number of beneficiaries, and to ensure access to these programs by eligible persons.

While the County does have a strong institutional delivery system, gaps and weaknesses do exist. Although the County strongly encourages coordination and communication between the community development players, many agencies still tend to be self-contained and work primarily within their service niche. Oftentimes this means a lack of communication and awareness of other agencies and the existent services within the County. This lack of awareness does not allow for the leveraging of resources and assets that could produce more services for the residents. Also, with such a large number of non-profit organizations, developers, governments, public agencies, and various special purpose committees issues surrounding the development and determination of funding priorities. A lack of available funding to support the County’s community development needs can be described as a gap in the institutional delivery system.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 54 – Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Palm Beach County, along with its partners, utilizes many avenues to provide outreach, education and supportive services to the homeless population. The Service Prioritization Decision Assistance Tool (SPDAT), an evidence-informed approach to assess an individual's acuity, was approved by the County's Homeless and Housing Alliance (HHA) as the initial assessment process to be used during outreach. The tool prioritizes who to serve next and identifies the areas in the person's life where support services are necessary to avoid housing instability. The Homeless Outreach Team utilizes the SPDAT to conduct initial screenings and to make appropriate referrals. The SPDAT is also utilized as the initial screening tool at the Lewis Center, the County's homeless resource center.

The Lewis Center is the County's sole entry to access all homeless services. Homeless participants are screened using the SPDAT and appropriate referrals are made to address the needs of the client. The County, through its partners, provides various housing options for the homeless population including emergency shelter, transitional housing, rapid-re-housing, permanent supportive housing and permanent housing. Referrals are also made for various supportive services including, but not limited to, substance abuse counseling, education, child care, employment training, life skills, health care services, mental health services and transportation. Federal, State and local funding supports the housing options and supportive services that are made available to the County's homeless population.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

A major strength of the County's service delivery system for the homeless and special needs population is the coordination of the large number of service providers located within the County. Palm Beach County works with its many partners within the community to collaborate on projects to ensure that homeless individuals/families and the special needs population are appropriately housed and provided with the necessary supportive services. The Homeless and Housing Alliance is fortunate to have many member organizations whose mission is to provide vital services to persons with disabilities and special needs ranging from education to housing assistance. Community entities and stake holders who participate in the HHA meet at least monthly to address homelessness and special needs issues. The meetings and subcommittee meetings provides for information exchange which allows for partners to understand what other partners' offered services are, thereby routing clients accordingly and eliminates duplication of services.

Gaps in the service delivery system for the special needs population and persons experiencing homelessness has proven to be a shortage of funding required to create additional beds and to provide the much needed supportive services for this population. The lack of available funding has forced the service providers to do more with less. Another identified gap in the service delivery system is the lack

of shelters and supportive services that are provided within the western communities of the County. Not only is the County's sole Homeless Resource Center located in eastern Palm Beach County but the majority of the service providers' offices and outreach teams operate primarily in the eastern portion of the County. Presently there is no shelter beds located within the Glades area with the exception of a domestic violence transitional facility. Many eligible clients that reside in the western communities are not able to access various housing options and/or supportive services due to the location of such services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Palm Beach County, through its various departments, will continue funding organizations that provide affordable housing, public services, economic development services, homeless services and other community development activities. The County will also continue its efforts to seek other federal, state, local, and/or private funding for programs and activities that assist extremely low-, very low, and low to moderate income persons.

The County will continue to explore various options that would allow for western community residents to better access services and benefits. The development of a homeless resource center in the Glades would assist the homeless population in the western portion of the county to access housing and supportive services. Various government entities will continue researching site locations as well as continue to seek funding for the establishment of a Western County Homeless Resource Center.

Palm Beach County Homeless Coalition will collaborate with the Homeless and Housing Alliance (HHA) to map the service delivery system for the County's homeless and special needs programs. Through this mapping process, the County will be able to identify and eliminate gaps in the current institution structure and service delivery system. The HHA will analysis the data collected during the mapping process and use this information, along with data collected from the Client Management Information System (CMIS), to identify HHA priority needs.

Palm Beach County employs a partnership strategy to implement Consolidated Plan activities. This method brings together a variety of entities each having specific skills to address the County's needs. The role of the County's Department of Economic Sustainability (DES) is to initiate strategic planning for the development of viable urban communities. To that end, DES will evaluate proposals, recommended appropriate HUD funding to various partners for activity implementation and monitoring funded activities for regulatory compliance. DES also is responsible for certifying consistency with the Consolidate Plan for any housing-related activity that receives HUD funding. This partnership has worked well in the past and it is anticipated that it will continue to result in the provision of housing and non-housing activities in the development of viable urban communities within the Palm Beach County.

## SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	<b>Affordable Rental Housing</b> <ul style="list-style-type: none"> <li>Rental units constructed</li> <li>Rental units rehabilitated</li> <li>Tenant-based rental assistance</li> <li>Rental units acquired</li> <li>Rental units re-financing</li> </ul>	2015	2019	Affordable Housing Public Housing	Countywide	Affordable Rental Housing	HOME-\$5,250,000 NSP-\$2,500,000 SHIP-\$7,250,000 HFA-\$62,500,000	Rental units constructed: 645 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Tenant-based rental assistance / Rapid Re-housing: 510 Households Assisted
<b>Goal Description</b>	Increase the supply of affordable rental housing available to very- low, low, moderate, and middle-income residents as well as veterans, elderly, disabled, and homeless persons through new construction. Provide rental assistance to persons who qualify as being very-low, low, moderate, and middle-income or as veterans, elderly, disabled, or homeless through a tenant based rental assistance program or through provision of financial assistance to pay delinquent rent and utilities.							
2	<b>Affordable Homeownership</b> <ul style="list-style-type: none"> <li>Homeowner units constructed</li> <li>Homeowner units rehabilitated</li> <li>Homeowner units acquired</li> <li>Homeowner units foreclosure prevention</li> </ul>	2015	2019	Affordable Housing	Countywide	Affordable Homeownership	HOME-\$1,500,000 SHIP-\$12,750,000 NSP-\$5,000,000 HFA-\$8,000,000	Homeowner Housing Added: 425 Household Housing Unit Homeowner Housing Rehabilitated: 200 House hold Housing Unit Homeowner Housing New construction: 40 Housing Unit Homeowner Housing Foreclosure Prevention: 50 Housing Unit
<b>Goal Description</b>	Preserving the stock of affordable housing units by providing assistance to very-low, low, moderate, and middle-income homeowners and to elderly, veteran, and disabled households to rehabilitate their homes where deteriorating conditions may pose threats to health and safety. Increase the supply of affordable homeownership units by providing first and second mortgages to very-low, low, moderate, and middle-income families/households as well as to veterans and disabled persons to acquire homes for owner occupancy.							
3	<b>Special Needs Housing</b>	2015	2019	Non-Homeless Special Needs	Countywide	Special Needs Housing and Services	SHIP-\$5,000,000	Other: 50 Household Housing Unit
<b>Goal Description</b>	Provision of housing to persons with special needs in the form of transitional accommodation, assisted living facilities, rental assistance, permanent supporting housing, and homeownership assistance.							

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	<b>Public Services</b> <ul style="list-style-type: none"> <li>• Child care services</li> <li>• After school child care services</li> <li>• Youth services</li> <li>• Health services</li> <li>• Abused and neglected children services</li> <li>• Housing counseling</li> <li>• Food distribution programs</li> </ul>	2015	2019	Non-Housing Community Development	Countywide	Provision of Public Services	CDBG: \$640,120 ESG: \$155,000 Ad Valorem: \$2,669,445	Public service activities other than Low/Moderate Income Housing Benefit: 7,400 Persons Assisted
<b>Goal Description</b>	Provision of public services to very-low, low-, and moderate-income families and individuals. Public service provided will enhance the living environment of the targeted population by addressing basic needs that they do not have or the economic means to adequately provide for themselves. The programs to be provided include, <i>inter alia</i> , child care, after school care, health care, housing counseling, as well as specific services to abused and neglected children, youths aging out of foster care, and food distribution programs.							

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	<b>Special Needs Services</b> <ul style="list-style-type: none"> <li>• Elderly (62 yrs and older)</li> <li>• Frail elderly</li> <li>• Persons with mental, physical and/or developmental disabilities</li> <li>• Persons with alcohol or other drug addiction</li> <li>• Persons with HIV/AIDS and their families</li> <li>• Victims of domestic violence</li> <li>• Veterans</li> <li>• Youths aging out of foster care</li> <li>• Ex-offenders</li> </ul>	2015	2019	Non-Housing Special Needs	Countywide	Provision of Public Services Special Needs Housing and Services	CDBG: \$962,200 ESG: \$455,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,235 Persons Assisted
<b>Goal Description</b>	Provision of services to elderly; mental, physical and developmentally disabled; persons with drug addictions; persons with HIV/AIDS; youth aging out of foster care, victims of domestic violence, veterans, and ex-offenders.							
6	<b>Homeless Prevention</b>	2015	2019	Homeless	Countywide	Provision of Public Services	CDBG: \$3,494,620 ESG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,100 Persons Assisted
<b>Goal Description</b>	Actions to be taken to address homelessness will concentrate on homeless prevention (provision of funds to allow payment of delinquent rent and utilities), Rapid Re-housing of homeless individuals/families and provision of assistance to emergency shelters to cover operating and program expenses.							

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homeless Services	2015	2019	Homeless	Countywide	Provision of Public Services	CDBG: \$3,000,000 ESG: \$826,250 Ad Valorem: \$3,832,000	Public service activities other than Low/Moderate Income Housing Benefit: 33,000 Persons Assisted
<b>Goal Description</b>	Actions to be taken to address homelessness will include Rapid Re-housing of homeless individuals/families and provision of assistance to emergency shelters to cover operating and program expenses. Other activities such as street outreach and operation of the HMIS and activities providing housing assistance and services to persons recently released from incarceration who qualify as homeless may also be supported.							
8	Fair Housing Activities	2015	2019	Fair Housing	Countywide	Provision of Public Services	CDBG: \$252,900	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
<b>Goal Description</b>	As it relates to Fair Housing Counseling, the County's commitment to honor the certification signed with HUD to Affirmatively Further Fair Housing and to through its HUD required Assessment of Fair Housing, identify impediments and implement corrective actions to fair housing.							
9	Public Facilities <ul style="list-style-type: none"> <li>Homeless Facilities</li> <li>Parks and Recreational Facilities</li> <li>Community Centers</li> <li>Senior Centers</li> </ul>	2015	2019	Non-Housing Community Development	Countywide Target Areas	Public Facilities and Infrastructure	CDBG: \$4,174,160	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 160,000 Persons Assisted
<b>Goal Description</b>	Provision of adequate public facilities to ensure their operation at an efficient level of service and enhance the livability of low- and moderate income neighborhoods. Activities will be implemented in areas where the population is predominantly low- and moderate income or will serve a limited clientele that is predominately low/moderate income, and will be in the form of new construction or rehabilitation/upgrading of existing facilities.							
10	Public Infrastructure <ul style="list-style-type: none"> <li>Water and waste water systems</li> <li>Drainage</li> <li>Street and sidewalk improvements</li> </ul>	2015	2019	Non-Housing Community Development	Countywide Target Areas	Public Facilities and Infrastructure	CDBG: \$6,414,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 163,500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>Goal Description</b>	Provision of adequate infrastructure (water and waste water, drainage improvements, and street and sidewalk improvements) to ensure their operation at an efficient level of service and enhance the livability of low- and moderate income neighborhoods. Activities will be implemented in areas where the population is predominantly low- and moderate income or will serve a limited clientele that is predominately low/moderate income, and will be in the form of new construction or rehabilitation/upgrading of existing facilities.							
<b>11</b>	<b>Code Enforcement</b>	2015	2019	Non-Housing Community Development	Countywide Target Areas	Code Enforcement	CDBG: \$1,072,900	Other: 100,000 Other
<b>Goal Description</b>	Support the work of code enforcement officers to identify and take actions to cure code violations in specifically delineated target areas.							
<b>12</b>	<b>Demolition and Clearance</b>	2015	2019	Non-Housing Community Development	Countywide Target Areas	Demolition and Clearance	CDBG: \$613,100	Buildings Demolished: 50 Buildings
<b>Goal Description</b>	Demolition of unsafe and vacant structures which pose a threat to health and safety. Demolition will be carried out in municipalities and the unincorporated area.							
<b>13</b>	<b>Economic Development Services</b>	2015	2019	Economic Development	Countywide	Economic Development	CDBG: \$2,000,000	Jobs created/retained: 400 Jobs Businesses assisted: 250 Businesses Assisted
<b>Goal Description</b>	Under Economic Development Services, funding is provided for personnel who: provide /advice to businesses (new, expanding or wishing to relocate to the County), explain and organize the participation of businesses in economic development programs operated by the County and State and Federal government (Section 108, Job Growth Incentive Program, EDI, Enterprise Zone, among others.							
<b>14</b>	<b>Economic Development Technical Assistance</b>	2015	2019	Economic Development	Countywide	Economic Development	CDBG: \$1,410,000	Jobs created/retained: 245 Jobs Businesses assisted: 120 Businesses Assisted
<b>Goal Description</b>	Activities to be undertaken are ultimately targeted towards the creation of jobs. For Economic Development Assistance the provision of funding to subrecipients (incubators and CDFI) to provide assistance to small businesses and microenterprises and funding of a business loan program.							

**Table 55 – Goals Summary**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Palm Beach County estimates that for the period FY 2015-2020, a total of 2,988 households (738 owners and 2,250 renters) will be assisted via homeownership and rental assistance. Of this total, 2,592 (566 owners and 2,026 renters) are expected to be extremely-low, low- income and moderate income households meeting the affordable housing definition under HOME 91.315(b)(2). The table below summarizes the housing benefits to be provided by program.

Programs	Owners		Renters	
	Met 91.315(b)(2)	Did not meet 91.315.(b)2)	Met 91.315(b)(2)	Did not meet 91.315.(b)2)
HOME	15	0	1255	0
NSP	35	0	100	0
SHIP	295	98	259	86
HFA	221	74	412	138
<b>TOTAL</b>	<b>566</b>	<b>172</b>	<b>2026</b>	<b>224</b>

**Table 56 – Owner and Renters**

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

**Belle Glade Housing Authority (BGHA):** The Belle Glade Housing Authority (BGHA) is funded by the USDA, therefore, they are not required to provide a Section 504 Needs Assessment.

**Palm Beach County Housing Authority (PBCHA):** The latest Section 504 Needs Assessment conducted for Palm Beach County was in 2011. PBCHA is currently in the process of conducting an updated 504 Assessment and anticipate completion by the end of the current fiscal year.

**Pahokee Housing Authority:** The Pahokee Housing Authority (PHA) needs assessment determined that the two units designated as section 504 accessible units at McClure Village do not meet current requirements for the mobility impaired. The assessment also noted that PHA should consider converting more units of both the Padgett Island Homes and Fremd Village to 504 Standards during its next comprehensive rehabilitation.

The PHA's Physical Needs Assessment also reflects a need to upgrade more of its existing housing stock to current or better standards.

### **Activities to Increase Resident Involvements**

The housing authorities plan to undertake the following actions to encourage public housing residents to become more involved in management and to participate in homeownership:

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

BGHA is funded by USDA, therefore there are no requirements to undertake efforts aimed at encouraging 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 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 Organizations chartered at Drexel House apartments. 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.

**Pahokee Housing Authority (PHA):**

- PHA has an active Residents Advisory Board, which is comprised of residents from each housing program (Public Housing and Section 8 HCV). PHA also has an active Tenants Association, which is comprised of residents from each housing development.
- PHA will continue to collaborate with agencies to provide *homebuyers workshops* and training. The training/workshops will include: budgeting, credit counseling, and improvement of social structure through *family strengthening*, how to maintain a home after purchase, etc. This will create a strong social environment for homeowners and their children.
- PHA continues to refer residents to the Prosperity Center for homeownership assistance. This program provides homebuyer education and matching funds to residents as they set aside monies towards purchasing a home.
- PHA will continue its partnership with Workforce Alliance and the Professional Opportunities Program (POP), to offer skill building, on-the-job training, job readiness, and employment opportunities, and encourage sustainability in employment.
- PHA has a full-time Resident Services Coordinator on staff. The Coordinator will focus on initiatives that would promote residents self-sufficiency, including becoming homeowners.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

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.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The Housing Element of Palm Beach County's Comprehensive Plan states as its purpose the following: identification of existing and projected deficits in the supply of housing to meet the needs of the County's population, particularly the very low and low income families; the provision of an analysis of housing trends and the causes, scope and nature of any housing problems; the development of appropriate plans, programs and policies to bring about the accomplishment of the necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector; and, to guide and coordinate all housing activities to eliminate duplications and increase efficiency of the housing delivery system.

The Plan acknowledges that market demand largely dictates the type and location of housing projects and that the County's development regulations (e.g., Zoning and Building Codes) only guide the private sector in the development and construction of housing. However, because housing is an essential human need, the public sector has the responsibility to ensure adequate, safe housing, especially for low, and very low income families, elderly and other disadvantaged groups.

Zoning and land use policies play a significant role in determining the amount and availability of affordable housing within a community. The County's land use policy guides the location of housing types and densities. Zoning, on the other hand, is the planning tool for implementing housing development and regulating its construction. Palm Beach County offers zoning and other incentives to housing developers aimed at addressing the housing needs of its low- and moderate-income population. Zoning incentives that increase the density of housing development and provide for a mix of uses, are important tools for expanding the local supply of affordable housing units.

The County recognizes that public policies can affect the supply and new construction of affordable housing through their impacts on the cost and geographic location of these types of units. The County is also committed ensuring that its policies do not contribute to the concentration of affordable housing in specific areas of the County and that consideration be given to the availability of public services, transportation and employment opportunities when locating affordable housing developments. Therefore, Palm Beach County is committed to undertake continual review of the existing policies to ensure that they do not become an impediment to the provision of affordable housing and to implement new policies which may become necessary due to changes in the affordable housing market over time.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

- Through the Department of Economic Sustainability, provide funding to for-profit and not for-profit developers to construct new affordable rental developments, especially where county funding is leveraged by funding provided by the Florida Housing Financing Authority.
- Provision of funding under the HOME Program to Community Based Development Organizations (CHDOs) to fund the acquisition/new construction of affordable rental or homeownership units.
- Low interest financial assistance to prospective homebuyers, homeowners, and developers who are seeking to purchase, rehabilitate, or construct affordable housing units.
- The Impact Fee Assistance Program utilizes impact fee investment earnings on roads, parks and public buildings to support affordable housing projects for households at or below 120% of Area Median Income (AMI).
- The Workforce Housing Program provides for the development of workforce housing units in new residential developments, offering density bonus incentives of up to 30%, and in some instances a density bonus of greater than 30% and Traffic Performance Standard (TPS) mitigation that allows flexibility to traffic standards.
- The Affordable Housing Program, a voluntary program, which applies to new residential development in unincorporated PBC for proposed projects that target potential home buyers with incomes of up to 60% of the AMI, offers density bonus incentives and TPS mitigation flexibility to traffic standards.
- The Impact Fee Ordinance, designed to minimize impact fees for new development of smaller, more affordable homes, will calculate impact fees on the total square footage of the home.
- The Future Land Use Element and Housing Element of the Comprehensive Plan, through the Evaluation and Appraisal Report, will address barriers to the provision of affordable housing.
- Zero Lot Line Developments allow affordable housing developers to reduce costs by utilizing less land to develop housing (especially infill housing) in older neighborhoods.
- Accessory Affordable Housing in the Land Use Category allows non-profits and other community based organizations to develop very-low and/or low-income housing, as well as housing for special needs populations, on land that has been set aside for public and/or governmental use but which ordinarily has no specific residential density.
- The One-Stop Permit Process lessens the time required for developers to acquire necessary building permits, reducing interest costs to developers of affordable housing.
- The Deferred Payment Program reduces the financial impact of hooking up existing homes to recently expanded public water and sewer systems. This program allows the fees to be paid back over a period of 20 years with an annual interest rate of 5.5%.
- The Municipal Services Taxing Unit allows assessments for infrastructure improvements to be paid over a period of 20 years to reduce the financial impact on property owners, thereby contributing to the affordability of housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Through the collaboration with the Homeless and Housing Alliance (HHA), the County's Continuum of Care, and other organizations, Palm Beach County will continue to strengthen its efforts 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 individual/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 County's Homeless Outreach Team, which spearheads the County's homeless outreach program, utilizes the SPDAT to conduct initial screenings and to make appropriate referrals in the field. The SPDAT is also utilized as the initial screening tool at the County's Homeless Resource Center.

The Senator Philip D. Lewis Center, 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 are referred to the Lewis Center from the County's Homeless Outreach Team as well as law enforcement. A system has recently been implemented in which the homeless population can receive initial screenings for referrals to the Lewis Center via telephone.

### **Addressing the emergency 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 program services provided by these facilities. These facilities 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 Grants (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 Emergency Shelter component.

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 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 continue to receive the same support services as those persons who reside in other emergency shelters or transitional housing facilities.

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

Palm Beach County will continue to assist homeless persons and families to transition into permanent supportive/ independent housing. The County will continue to provide ESG funding to support a Rapid Re-housing Program based at the County's Homeless Resource Center. This program will provide financial assistance to homeless individuals/families to regain stability in permanent housing. The financial assistance will include security deposits, rental assistance, utility deposits and utility assistance. The individuals/families can receive Rapid Re-housing assistance for up to 18 months. These households will also be provided with case management and other support services.

Palm Beach County will continue to utilize HUD's Continuum of Care funding to support the operations of permanent supportive housing programs. Permanent supportive housing allows individuals with one or more serious disabling conditions to stabilize their housing situation while addressing their other needs. The combination of housing and supportive systems allows the program participants move toward self-sufficiency. There is no limit limitation as to the length of stay for the participant.

The County will utilize HOME funds to develop and 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 eligible homeless households to be immediately re-housed and to gain housing stability.

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 eligible households whose income is up to 50% AMI.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 at risk of becoming homeless. Direct financial assistance in the form of emergency rent and/or utility payments

will be provided to individuals and families in order to prevent the household from becoming homeless. Homeless prevention funds will target individuals and families who would be homeless without the assistance. Homeless prevention support is designed to be a one-time assistance.

The County will continue to support funding to operate a Traveler's Aid Program. This program provides relocation assistance to homeless families/individuals who find themselves stranded in Palm Beach County and are stranded to return to their out of town relatives. The assistance is in the form of one way Greyhound Bus passes that allows the homeless persons to return to their support system outside of the County.

The County will continue to collaborate with its various partners to implement cohesive, communitywide discharge coordination policies. Local hospitals and mental health facilities will enter into Memorandums of Understandings with the County's Homeless Resource Center that establishes the policies and procedures for hospitals and mental health institutions to make referrals to the Center.

Palm Beach County has established and implemented a formal protocol for the discharge of youth aging out of foster care. The protocol involves collaboration with The Department of Children and Families (DCF), Child-Net, and several agencies to prevent homelessness for this specific group. The intent is to facilitate a smooth transition from the foster care system to self-sufficiency for youth ages eighteen to twenty-five years of age.

The Palm Beach County Sheriff's Office in coordination with the County's Division of Human Services has developed a discharge process that allows persons who were homeless prior to being incarcerated to voluntarily participate in the Continuum of Care's Homeless Service Programs. Prior to being released, staff of the Outreach Program meets with the inmate while in jail to complete an assessment and arrange for emergency shelter upon release from the correction facility.

Palm Beach County partners with Gulfstream Goodwill Industries to undertake the Offender Reentry Initiative, which provides reentry services in Central and Western Palm Beach County to ex-offenders. Services provided include case management, medical management, housing assistance, and peer support and other social service interventions. Employment services are also provided via referrals to community partners. These services include job skill development, resume preparation and job placement.

Palm Beach County, in collaboration with the Florida Department of Corrections, facilitates the Regional and State Transitional Offender Reentry (RESTORE) Initiative. This activity provides inmates returning to Palm Beach County with pre- and post- release services to assist in their transition back into the community. This program receives referrals directly from the SAGO Palm Reentry Prison and offers residential and community case management services, family reunification, employment services, substance abuse counseling and other peer support groups. Additionally, the County will seek funding and support applications for funding for transitional housing and supportive services for ex-offenders.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Property owners who receive funding through Palm Beach County homeowner and renters assistance programs are advised that potential lead-based paint hazards/contamination may be present in homes constructed in or prior to 1978. During the financing, purchasing, and in connection with the rehabilitation of housing units DES has allocated funds under the CDBG program to cover the cost of conducting lead-based paint testing evaluation. HUD has published the Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance, known as the HUD Lead Safety Housing Rule (24 CFR Part 35, subparts B-R). DES provides homeowners and renters with the HUD brochure “Protect Your Family from Lead in Your Home”. The head of the household will sign a receipt acknowledging the brochure was received. Homes constructed in or prior to 1978, are inspected by lead-based paint consultants whom must be EPA or state certified. The inspection is undertaken using state of the art detection tools and when necessary, laboratory analysis will be conducted.

Under the Lead Poisoning Prevention Program established by the Florida Department of Health in 1992, Florida Health Palm Beach County, Environmental Public Health Services, conducts surveillance of blood lead testing and poisonings in the state/County, promotes blood lead screening for high-risk populations, and provides information to health care providers, individuals, and businesses on lead poisoning prevention. In 2011, approximately 15,950 children under the age of 72 months were screened for lead poisoning. The reported new cases of lead poisoning among children under 72 months of age was 15, and new and persistent case combined was 21; that is the blood lead level concentration was greater than or equal to 10 micrograms per deciliter ( $\mu\text{g}/\text{dL}$ ), the standard unit of measure for blood lead levels.

When lead based paint is discovered in a home, the EPA or state certified Lead-Based Paint consultant will make recommendations regarding the proper procedures to be followed to abate the lead-based paint hazard. The construction bid documents shall be prepared to include lead-based paint abatement within the specifications to rehabilitate the home. Homes where lead-based paint is discovered in a deteriorated condition or present in accessible surfaces, on friction or impact surfaces such as windows and doors assemblies, or where the hazard will be disturbed by the rehabilitation work, it shall be abated. In occupied homes where lead-based paint is discovered or may potentially be visited by children six (6) years old and younger, all lead-based paint shall be abated.

When lead-based paint abatement is undertaken on a project, the general contractor shall request a lead-based paint abatement clearance inspection. The Lead-Based Paint consultant shall inspect the home and observe the clearance inspection. In some cases, swab samples shall be taken from floors, furniture, and housing components; the samples are then submitted to an EPA-approved laboratory for testing and results will provide a determination as to whether the lead-based paint abatement was successful, and then the home will be cleared for occupancy.

After a rehabilitation project is completed, the homeowner is provided a document showing the areas in which the lead-based paint was abated. The home will be identified as either free of lead-based paint or identify where in the home lead-based paint remains in a stable condition.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Identifying if and where lead-contaminated dust or paint is present in the home including the locations and conditions of the painted surfaces, then decisions can be made as to whether to abate or at a minimum, notify the homeowner of the presence of lead-based paint impacted surfaces or housing components. Palm Beach County supports the identification of lead-based paint and related hazards, the ability to control these hazards safely and efficiently and to apply lead hazard evaluation and control in all-pre-1978 federally associated housing. This approach also supports HUD's vision to reduce this hazard in housing in a cost-effective manner while protecting the health of children.

The County's plans to continue addressing lead-based paint hazards includes the following actions by Florida Health PBC (formerly known as Palm Beach County Health Department). The Florida Health PBC will continue public education efforts to make the general public and in particular the lower and moderate income and minority residents aware of lead-based paint hazards. Florida Health PBC will continue to screen children under the age of six (6) and in particular under the age of 72 months. Florida Medicaid guidelines, in accordance with federal requirements, stipulate that all children enrolled in Medicaid must receive a blood test at 12 to 24 months of age and children 36 to 72 months of age must have a blood test if they have not been previously screened for lead poisoning (Florida Medicaid Child Health Check-up Coverage and Limitations Handbook). If elevated blood lead levels (BLLs) of 10 to 14 µg/dL are detected, the children will receive case management to reduce the child's BLL to below the level of concern, 10 µg/dL, by preventing continued exposure and improving nutrition.

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

### **How are the actions listed above integrated into housing policies and procedures?**

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, as it may pertain to alleviating lead-based paint hazards in the home, the Residential Rehabilitation Program Policy provides a grant to the homeowner of up to \$10,000 to abate lead-based paint. 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.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the U.S. Census (2009-2013 ACS) the population of Palm Beach County is estimated at 1,320,134 persons, of which 194,187 or 14.5% are below the federal poverty level. To address this population, the County will undertake various economic development, infrastructure, housing and social policy programs targeting households below the poverty level and those who are low and moderate income. These initiatives will be spearheaded by Palm Beach County through its Departments of Economic Sustainability (DES), Planning Zoning & Building (PZB), and Community Services (DCS) in partnership with other agencies.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The County's poverty-reducing goals and policies are established by the Board of County Commissioners which governs and provides direction to all County departments administering poverty-reducing programs. Coordination between departments is facilitated through collaborative planning efforts, participation on coordinating bodies, and program-specific partnerships.

The County will continue to upgrade the Urban Redevelopment Area (URA) Housing Stock which predominantly provides for low income persons and continue its efforts of low to moderate income rental housing stock with three housing authorities and one non-profit provider operating in the Glades.

In addition to the above initiative, the County PZB will have measures to reduce housing costs for units available to beneficiaries of the economic development programs who are anticipated to become part of the County's workforce.

The County will continue to inventory all surplus County-owned land, foreclosed properties and in-fill opportunities that could be used to promote affordable housing provision and production.

The County will continue to assist future planning project opportunities such as the Inland Logistic Center (ILC) in the Glades, a planned development that is primarily industrial, which allows a mix of uses including residential to support the anticipated industrial workforce as well as new affordable housing required in the surrounding communities.

The County will continue to strategically work with developers seeking to develop affordable housing projects close to major employment centers and available amenities.

The County will continue its Ten Year Plan to End Homelessness in Palm Beach County.

## Jurisdiction Goals, Programs and Policies

According to the U.S. Census (2008-2012 ACS) the population of Palm Beach County is estimated at 1,320,134 persons, of which 192,104 or 14% are below the federal poverty level. To address this population, the County will undertake various economic development, infrastructure, housing and social policy programs targeting households below the poverty level and those who are low and moderate income. These initiatives will be spearheaded by Palm Beach County through its Departments of Economic Sustainability (DES), Planning Zoning & Building (PZB), and Community Services (DCS) in partnership with other agencies.

- **CDBG set aside for economic development** will continue to provide funding annually through DES to small incubators and the CDFI to provide technical assistance to microenterprises and small businesses for the creation of jobs for low and moderate income persons.
- **CDBG Microloan Program** will provide for start-up businesses unable to acquire funds through conventional sources to create job opportunities.
- **Section 108 Program** will provide gap financing to assist small businesses in their development and create jobs for low to moderate income residents.
- **Energy Revolving Loan Fund** will assist small businesses with the financing of energy efficiency improvements to existing commercial buildings, thus providing opportunities for the creation of jobs for low and moderate income persons.
- **Enterprise Zone and Urban Job Tax Credit Program** will provide tax incentive opportunities to small businesses and residents located in targeted areas of the county, including the creation of job opportunities for low and moderate income persons.
- **EPA Brownfields Revolving Loan Fund** will provide for the clean up contaminated commercial properties for development/redevelopment and create jobs for low to moderate income persons.
- **USDA Intermediary Relending Program** will assist small (rural) businesses and create jobs in disadvantaged and remote communities.
- **Palm Beach County Black Business Investment Corporation** will continue to be funded to administer loan guarantees to small black businesses within the County and create jobs for low and moderate income residents.
- **CareerSource Palm Beach County**, f/k/a Workforce Alliance, as a County partner will continue its two career centers charged with creating and overseeing the workforce development strategy and help job seekers find new jobs through job search workshops, use of computers, phones and faxes and assist in job training opportunities, career counseling, assessments and job placement services.
- **Affordable Housing** initiatives will continue through DES to expand the supply of affordable housing and reduce the incidence of substandard housing. In meeting the housing needs of the County's low income residents, DES coordinates with various partners to provide permanent affordable housing to renters as well as homeowners. With the use of CDBG, HOME, SHIP and NSP funding, the county will continue to assist with the construction of new housing units

(rental/owner) rehabilitation of existing housing units and will provide first and second mortgages to households to acquire homes.

- **Affordable Housing Program; Accessory Affordable Housing in the INST Land Use Category; Impact Fee Ordinance; Workforce Housing Program; and Zero Lot Line Developments** will continue to be implemented through PZB to incentivize development and construction of affordable housing for poverty level families.
- **The Deferred Payment Plan** will continue to be implemented through WUD to alleviate the financial impact of hooking up to newly expanded or constructed public water and sewer systems.
- DCS in coordination with DES will continue to implement the **Rental Housing Entry Assistance Program** and **Rapid Rehousing Program** (Home Tenant Base Rental Assistance Program) to address rental and homeless households countywide. Both the entities will also collaborate in the provision of funding to the **Senator Phillip D. Lewis Homeless Center** and other transitional and emergency homeless shelters.
- **Title 20** subsidized child care and **Head Start Program** will continue to be funded through DCS and the implementation of the **Community Action Program** which provides assistance to low income individuals, low income families and neighborhoods. The **Division of Senior Services** and **Human and Veterans Services** will continue to provide assistance to improve the quality of life and independence for seniors/caregivers and veterans in need.
- **Adult Migrant and Seasonal Farmworkers Program** will continue to be implemented through DCS to assist eligible individuals to learn new employment skills by providing basic/job skills training, job readiness, high school equivalency preparation, counseling and support.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Department of Economic Sustainability (DES) has in place a PPM (Grants Administration) which, among other things, addresses the monitoring of all activities which are funded under the various programs which it administers. Federal, county, state and program requirements to be adhered to are outlined into each agreement between the implementing agency and the County. The type and nature of the activity and the requirement imposed determine the type and frequency of the monitoring undertaken. The monitor exercise seeks: to identify problems which may eventually lead to a violation of the contractual requirements and to recommend actions to address these before they become violations; and realize early detection of violations and implement corrective actions before they become uncorrectable, possibly resulting in the repayment of grant funds by the recipients. Below is a summary of the monitoring conducted by activity type.

- **Public Service Activities**

- Visual review of agencies' monthly reports to identify expenditure rates, extent to which the number of clients to be served will be met, adherence to contract scope and other problems related to project implementation. If concerns arise from this exercise these are conveyed to the agency via e-mail, telephone or letter.
- Site visits to confirm observation gleaned from review of monthly reports and to ensure that clients served meets program eligibility requirements, confirm the authenticity of the agency's accounting system, and that there are systems and policies in place to ensure fair employment practices, resolution of conflict of interests, record retention policy (at least five years), and efficient administration of the funded activity.

- **Economic Development Activities**

- Review of businesses/incubators monthly reports to identify expenditure rates, extent to which the number of jobs clients to be served will be met, adherence to contract scope and other problems related to project implementation.
- Site visits to review files to confirm the number of jobs claimed; ascertain the income status of each job created; and verify the number of jobs occupied by persons living in the Palm Beach County Jurisdiction. During this visit, identified problems/issues are discussed with the subrecipients/businesses.

- **Capital Activities (Housing, Infrastructure, and Public Facilities)**

- The Capital Improvement Real Estate and Inspection Services (CIREIS) staff is responsible for monitoring agencies for procurement procedures, Section 3, compliance with all labor regulations and adherence to construction and engineering related (Section 3 and Davis Bacon

compliance are monitored on an on-going basis through reports submitted by contractors, review of payroll prior to reimbursement, review of monthly reports and regular site visits).

- Verification that work is done in accordance with the specifications is done by the project engineer/architect. This person also prepares and submits all pay applications.
  - The CIREIS staff is responsible for ensuring compliance with all Uniform Relocation Act (URA) requirements, asbestos and lead-based paint requirements (These are usually identified up-front and plans to address them are usually put in place prior to the commencement of the activity).
  - Regulatory use restriction to improved property owned by non-profit entities is imposed via filed Declarations of Restriction.
  - All rental projects are inspected to ensure compliance with HQS. The HQS Checklist is completed.
  - Beneficiaries (both homeowners and renters are income certified prior to rental or purchase).
  - Deed restrictions are placed on all housing units to: ensure occupancy by income eligible family, unit remains principal residence; and ensure compliance with affordability period.
- **CPD Programs/Funds Administered by Other Departments**
    - Monitoring of the subrecipients funded with these funds is the responsibility of the Community Services Department- Division of Human Services.