

FY 2021-2022



Palm Beach County  
Board of County Commissioners

# Palm Beach County Consolidated Annual Performance And Evaluation Report



Palm Beach County  
Board of County Commissioners  
Department of Housing and Economic Development  
100 Australian Avenue, Suite 500  
West Palm Beach, FL 33406

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**Palm Beach County**  
**Consolidated Annual Performance and Evaluation Report**  
**FY 2021-2022**

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## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

#### 91.520(a)

In addition to funding received from HUD under the Consolidated Plan, Palm Beach County also utilizes other federal, state and local funding to undertake activities which are geared towards achieving the targets set forth in its Strategic Plan and Action Plan. Among the other funding sources are: CDBG-CV, ESG-CV, State Housing Initiative Partnership (SHIP), Palm Beach County Housing Finance Authority (HFA), and general revenues. Priorities to be addressed are identified in the Strategic Plan (FY 2020-2024). The Plan also outlines targets to be realized for the goals identified. Activities funded under the Action Plan are determined via the following processes: a competitive application process; selection of specific activities by county's municipal partners after public comments are received from residents; and, by specific recommendations from the Board of County Commissioners. Therefore, activities funded annually under the Action Plan will not necessarily result in the uniform realization of the Strategic Plan goals. FY 2021-2022 marked the second year of the County's Strategic Plan. The chart below shows progress made towards meeting the goals set forth in the Strategic Plan, as well as the extent to which the County has met the goals outlined in the FY 2021-2022 Action Plan.

***FY 2021 Goal versus Accomplishments:*** Four thousand, seven hundred and seventeen (4,717) households were targeted to benefit from housing activities planned to be undertaken during the year. Specifically, these were planned to be newly constructed or acquired single family homes; new rental units constructed and rental assistance. Even with CDBG-CV and ESG-CV funding, the number of households actually receiving housing benefits was 3,500 and the types of benefits received included down-payment assistance, single-family new construction, homeowner rehabilitation, mortgage assistance, rental new construction, rental rehabilitation, and rental assistance subsidy. The target set for code enforcement was fully met while those set for economic development (both job creation and businesses assisted) were vastly surpassed. It should be noted that for economic development, the county not only utilizes CDBG funds but also Section 108, other Federal resources and County funding. The number of homeless persons targeted to be provided with services was 3,528, but only 2,631 were actually provided with services. This is due to an overestimation of the number of persons who were projected to receive services through the County's Homeless Resource Center. The target beneficiaries set for public facilities, public infrastructure, public services, and special needs services were all exceeded during FY 2021-2022.

***FY 2020-2024 Strategic Plan Targets Versus Accomplishments:*** At the second year mark of the Five Year Strategic Plan (2020-2024), some of the goals created under the Five Year Strategic Plan

were not met, however, affordable homeownership, rental housing, public facilities and infrastructure, and economic development exceeded the goals set so far for the Five Year Strategic Plan. This was due to the use of CDBG-CV, ESG-CV funds and other State and local funding sources used to assist homeowners and renters to avoid foreclosures and evictions; and to assist businesses that needed financial support to maintain jobs due to the COVID-19 pandemic. At this time, it is still too early to determine if all goals under the Five Year Strategic Plan will be met or exceeded.

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**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Homeownership	Affordable Housing	HOME: \$285,000 SHIP: \$4,731,296 Workforce Housing: \$888,518 CDBG-CV: \$442,263 HFA: \$310,000	Homeowner Housing Added	Household Housing Unit	140	2,428	1,634.28%	823	152	18.46%
Affordable Rental Housing	Affordable Housing	CDBG: \$1,800,000 HOME: \$530,590 HFA: \$46,000,000	Rental units constructed	Household Housing Unit	80	929	1,061.25%	1,173	306	26.08%
Affordable Rental Housing	Affordable Housing	ESG: \$181,098 ESG-CV: \$4,998,240 HOME: \$197,921	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	270	6,293	2,230.74%	3,976	3,042	76.50%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Non-Housing Community Development	CDBG: \$505,676	Other	Other	149,000	63,810	42.82%	43,059	33,414	77.60%
Demolition and Clearance	Non-Housing Community Development	CDBG: \$0.00	Buildings Demolished	Buildings	8	0	0.00%	0	0	0.00%
Economic Development	Economic Development	CDBG: \$715,268	Jobs created/retained	Jobs	260	877	237.30%	36	549	1,525.00%
Economic Development	Economic Development	CDBG: \$715,268	Businesses assisted	Businesses Assisted	510	6,900	1,252.94%	102	1,419	1,391.17%
Homelessness	Homeless	CDBG: \$0 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	0	0.00%	0	0	0.00%
Homelessness	Homeless	CDBG:\$539,859 ESG: \$271,649	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	4,916	32.77%	1,451	2,631	181.32%



Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$2,981,540	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250,000	252,397	100.95%	49,818	196,142	393.71%
Public Services	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,800	0	0.00%	0	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$153,380	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,800	2,593	54.02%	659	861	130.65%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Special Needs Services	Non-Homeless Special Needs	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,100	0	0.00%	0	0	0.00%
Special Needs Services	Non-Homeless Special Needs	CDBG: \$73,940	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,100	787	71.54%	164	315	192.07%

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Palm Beach County performed favorably in achieving the goals outlined in the Strategic Plan and the Action Plan. The County met or exceeded most of its goals and was on track to meet many others. The following describes the extent to which the goals and objectives outlined in the FY 2020-2024 Consolidated Plan and the FY 2021-2022 Action Plan were realized.

**Economic Development**

During FY 2021-2022, it was anticipated that economic development activities by the County and its partners would generate a total of 35.5 full time equivalent (FTE) jobs and assist 102 businesses. The County, and its partners, exceeded the Action Plan goal of assisting businesses by 1,391% (1,419) and helped those businesses to create or retain 549 FTE jobs.

**Capital Improvements**

The FY 2021-2022 Action Plan projected that 49,818 persons would benefit from public facility and public infrastructure activities to be undertaken during the fiscal year. At the close of the fiscal year, the County and its municipal partners completed eight (8) projects which provided benefits to over 196,000 persons.

**Housing**

For FY 2021-2022, the County projected that 20 home ownership units would be added under the HOME Program. By the end of the fiscal year, the County’s housing targets were mixed, with a decrease in the number of affordable homeowners and an increase in the number of rental assistance, primarily fueled using ESG-CV funds to undertake housing activities: 18 households were provided financial assistance to acquire properties, 72 households received mortgage assistance to prevent foreclosures, and 34 owner-occupied housing units were either replaced, rehabilitated or had emergency repairs made to the structures. Under the Palm Beach County Housing Finance Authority, 260 rental units were either constructed or redeveloped utilizing Local Housing Trust funds. Utilizing CDBG and HOME funds, two projects were assisted to either refinance an existing mortgage or to assist a non-profit agency to acquire a multi-family structure. These actions retained 46 affordable housing units in the County.

**Homeless**

During FY 2021-2022, it was anticipated that 1,451 persons would benefit from homeless service activities, and 2,077 households would receive tenant-based rental/rapid re-housing assistance. At the close of the fiscal year, 2,631 persons (181%) benefitted from homeless service activities and 3,042 persons (146%) received tenant-based rental assistance/rapid re-housing.

**Public Services**

During FY 2021-2022, 659 persons were to have benefited from public service activities conducted by non-profit agencies funded in part by the County. County agencies surpassed that goal by 130% (861 persons served). The County met its annual goal of assisting 28 persons with fair housing activities. Also, during the past fiscal year the County exceeded its goal of providing service to special needs persons by 192% (315 persons).

**Code Enforcement**

CDBG funded code enforcement activities in the four municipalities assisted 33,414 persons or 77% of the goal set for FY 2021-2022.

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## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

RACE	CDBG	HOME	ESG	Total
White	105,203	3	205	105,412
Black or African American	58,967	25	485	59,477
Asian	5,063	0	10	5,073
American Indian or American Native	1,706	0	10	1,716
Native Hawaiian or Other Pacific Islander	141	0	1	142
American Indian/Alaskan Native & White	1	0	0	1
Black African American & White	965	0	0	965
American Indian/Alaskan Native & Black American	2	0	0	2
Other Multi-Racial	28,832	2	36	28,870
Some Other Race Alone	0	0	9	9
Hispanic	79,390	0	274	79,664
Not Hispanic	121,490	30	483	122,003
<b>TOTALS</b>	<b>200,880</b>	<b>30</b>	<b>757</b>	<b>201,667</b>

### Narrative

Palm Beach County maintains records on the racial and ethnic status of all beneficiaries under the CDBG, ESG, and HOME Programs. For FY 2021-2022, approximately 201,667 individuals and households benefited from the various programs/activities funded under these programs. Whites (estimated 52%) comprised the majority of persons benefiting from the activities undertaken followed by Blacks (estimated 29%). Of the total individuals benefiting, an estimated 39% were Hispanics.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public-Federal	\$11,994,663	\$6,111,553
CDBG-CV	Public-Federal	\$6,303,098	\$664,272
ESG	Public-Federal	\$822,590	\$462,588
ESG-CV	Public-Federal	\$6,253,372	\$4,344,414
HOME	Public-Federal	\$11,194,748	\$920,526
<b>TOTAL</b>		<b>\$36,568,471</b>	<b>\$12,503,353</b>

### Narrative

During FY 2021-2022, Palm Beach County Department of Housing and Economic Development (HED), other county departments, and local agencies had \$214,464,723 available in Federal, State and local funding to support public facilities and infrastructure, economic development, housing, and social services determined to benefit low/moderate income persons in Palm Beach County. A total of \$84,620,463 was expended during the fiscal year. The following is a summary of the funding sources, the amount available and the amount expended during the fiscal year.

Entitlement Programs: \$36,568,471 was available under the six entitlement programs and \$12,503,353 was expended.

Other Federal Resources including prior fiscal cycles: \$34,950,260 was available and \$21,653,056 was expended.

State and Local Resources: \$179,514,463 was available during FY 2021-2022 and \$62,967,407 was expended.

### FY 2021-2022 – Other Federal Resources

Program	Description	Total Funds Available	Total Funds Expended
<b>HHA Continuum of Care</b>	Administered by the Homeless and Housing Alliance (HHA) to deliver a comprehensive and coordinated continuum of services for individuals and families experiencing homelessness.	\$8,611,620	\$4,174,926

<b>Program</b>	<b>Description</b>	<b>Total Funds Available</b>	<b>Total Funds Expended</b>
<b>EECBG</b>	The Energy Loan Fund is a source of financing which addresses economic development activities for energy improvements to existing buildings.	\$622,670	\$0
<b>EPA BRLF</b>	The Brownfields Revolving Loan Fund Program provides funds for the cleanup of contaminated properties in order to create employment opportunities and revitalize the community	\$1,400,000	\$950,944
<b>PHAs</b>	For specific amounts by housing authorities and descriptions of the use of the funding, see CR30 Public Housing.	\$5,885,881	\$3,886,272
<b>Ryan White and MAI</b>	Provides health care and service needs for people living with HIV disease and their families.	\$7,792,982	\$6,912,902
<b>Section 108</b>	A source of financing for the economic development, housing rehabilitation, public facilities rehab, construction, or installation for the benefit of low- to moderate income persons, or to aid in the prevention of slums.	\$6,970,757	\$5,090,000
<b>Section 108 Avenue A</b>	A source of financing for the economic development, housing rehabilitation, public facilities rehab, construction, or installation for the benefit of low- to moderate income persons, or to aid in the prevention of slums. These funds focus on projects located in Belle Glade.	\$895	\$0
<b>Section 108 Pahokee</b>	A source of financing for the economic development, housing rehabilitation, public facilities rehab, construction, or installation for the benefit of low- to moderate income persons, or to aid in the prevention of slums. These funds focus on projects located in Pahokee.	\$627,477	\$350,000
<b>USDA IRP</b>	The Intermediary Relending Program provides funding for economic and community development activities to alleviate poverty, increase economic activity and employment in disadvantaged rural communities.	\$404,747	\$209,729

<b>Program</b>	<b>Description</b>	<b>Total Funds Available</b>	<b>Total Funds Expended</b>
<b>NSP-1</b>	Program addressed the problem of abandoned and foreclosed properties in targeted areas caused by the recent recession.	\$2,448,438	\$52,931
<b>NSP-2</b>	Second phase of program addressed the problem of abandoned and foreclosed properties in targeted areas caused by the recent recession.	\$11,672	\$11,672
<b>NSP-3</b>	Third phase of the program addressed the problem of foreclosed and abandoned properties in designated areas.	\$173,121	\$13,680
	<b>TOTAL</b>	<b>\$34,950,260</b>	<b>\$21,653,056</b>

**FY 2021-2022 – Local and State Resources**

<b>Program</b>	<b>Description</b>	<b>Total Funds Available</b>	<b>Total Funds Expended</b>
<b>FAA</b>	Financially Assisted Agencies (FAA) is a locally funded program to provide financial assistance to community-based organizations providing human services	\$13,365,991	\$11,785,111
<b>PBC Housing Finance Authority</b>	The HFA issues tax exempt bonds and revolving construction loans to finance the development of affordable housing, a Mortgage Credit Certificate Program, and a Single Family Mortgage Program for first time homebuyers.	\$137,050,000	\$46,310,000
<b>Economic Development Incentive</b>	Provides funding for activities that promote long-term economic growth and diversification of the local economy and job creation.	\$5,195,711	\$2,274,544
<b>UHT</b>	Universal Housing Trust Fund created by the County to promote affordable housing.	\$20,787	\$20,787
<b>SHIP</b>	State funded Housing Initiative Partnership program provides financial assistance to first-time homebuyers, owner-occupied emergency	\$23,881,974	\$2,576,965



Program	Description	Total Funds Available	Total Funds Expended
	rehabilitation, rental assistance, and rehabilitation/new construction of rental units.		
	<b>TOTAL</b>	<b>\$179,514,463</b>	<b>\$62,967,407</b>

Table 5 – Local and State Resources

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Belle Glade, City of	12	2	Code enforcement activities
Greenacres, City of	2	3	Storm water drainage renovation project (Phase 7)
Lake Park, Town of	1	0	Work in progress
Lake Worth Beach, City of	3	3	Howard Park improvements
Lantana, Town of	1	0	Work in progress
Mangonia Park, Town of	1	1	Code enforcement activities
Pahokee, City of	5	1	Code enforcement activities
Palm Springs, Village of	2	8	Foxtail Palm Park; Pathway Connector Project (Phase 2)
Riviera Beach, City of	3	2	W. 26 <sup>th</sup> Court improvements
South Bay, City of	6	1	Code enforcement activities
Westgate/Belvedere Homes CRA	3	0	Work in progress
<b>TOTAL</b>	<b>39%</b>	<b>21%</b>	

**Narrative**

For the FY 2021-2022 Action Plan, Palm Beach County allocated 39% of its total CDBG funding to eleven (11) municipal target areas for code enforcement and capital improvement projects. At the end of the FY 2021-2022 fiscal period, the County expended 21% of its FY 2021-2022 (including previous years) CDBG allocation for code enforcement services and capital improvement projects within the boundaries of eight (8) municipalities that contain CDBG Target

Areas. These areas are characterized by high concentrations of low and moderate income persons, high concentration of residential structures in need of rehabilitation/demolition, and an identified need for capital improvements.

The following map shows the locations of all CDBG funded activities completed in FY 2021-2022.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

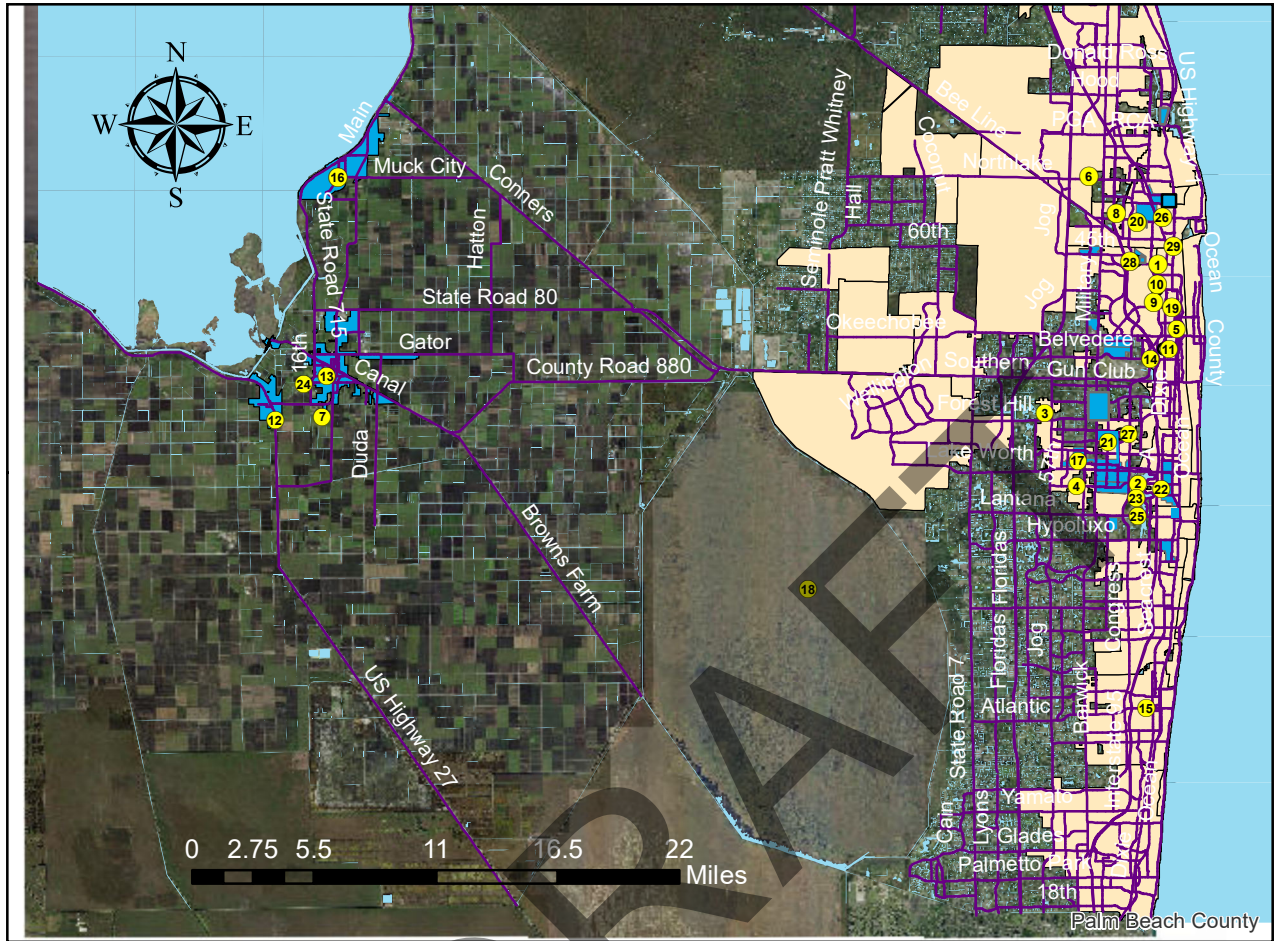
<b>Program / Activity</b>	<b>Leveraging Source</b>	<b>Expenditure Under Program</b>	<b>Leveraged Amount</b>
HOME	Private-sector contributions, private financing, local and in-kind contributions	\$343,296.45	\$243,296.45
SHIP	Private-sector mortgages and public funds	\$3,486,343.74	\$2,258,343.74
ESG	Private-sector, public and non-profit funds	\$570,536.00	\$570,536.00
<b>Total</b>		<b>\$4,400,176.19</b>	<b>\$3,072,176.19</b>

**Describe publically owned land or property located within the jurisdiction that was used to address the needs identified in the plan**

The County, through the Property and Real Estate Management Division (PREM), maintains an inventory of County owned surplus land. PREM refers to HED for review properties which may be suitable for use as affordable housing. County owned land may be sold through a competitive bidding process or may be donated to certain entities (non-profit organizations and municipalities) for public and community interest purposes. For FY 2021-2022, the County did not sell or donate new property in connection with affordable housing projects. The County is developing a 1.3 acre parcel that will eventually have twenty (20) cottages to be used for transitional housing by homeless families. This development will be leased to and operated by a non-profit agency who will assist the families in their endeavors.

Additionally, the County, in partnership with the City of Riviera Beach, has acquired through foreclosure an undeveloped subdivision that will consist of 22 single family housing units. Once constructed, the 22 affordable units will be sold to eligible households. The project is currently

# PALM BEACH COUNTY COMPLETED CDBG FUNDED PROJECTS AND ACTIVITIES FY 2021-2022



- CDBG Program Completed Activities**
1. Senator Philip D. Lewis Center
  2. Children's Place at HomeSafe
  3. Coalition for Independent Living Options
  4. Healthy Mothers/Healthy Babies
  5. Legal Aid Society
  6. Place of Hope
  7. Redlands Christian Migrant Association
  8. Seagull Industries
  9. Sickie Cell Foundation
  10. Urban League of Palm Beach County
  11. Vita Nova, Inc.
  12. City of South Bay - Code Enforcement\*
  13. City of Belle Glade - Code Enforcement\*
  14. Center for Economic Opportunity
  15. Center for Technology, Enterprise and Development
  16. City of Pahokee - Code Enforcement\*
  17. City of Greenacres - Stormwater Drainage improvements\*
  18. Aid to Victims of Domestic Abuse (confidential location)
  19. Program REACH Family Emergency Shelter
  20. City of Riviera Beach - Code Enforcement\*
  21. Village of Palm Springs - Foxtail Palm Park Construction\*
  22. City of Lake Worth Beach - Howard Park Improvements
  23. PBC Parks - John Prince Park Improvements
  24. PBC Parks - Glades Pioneer Park Improvements
  25. PBC Facilities - Lantana/Lake Worth Health Center Improvements
  26. City of Riviera Beach - W. 26th Court Improvements\*
  27. Village of Palm Springs - Pathway Connectors\*
  28. Town of Mangonia Park - Code Enforcement\*
  29. Black Business Investment Corporation

**Legend**

- 1 Completed CDBG Program Activities
- Major Roads
- Municipal Boundaries
- CDBG Target Areas
- \* CDBG Target Area

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100 Australian Ave., Suite 500, West Palm Beach, FL 33406  
November 2022

being implemented by HED and the County's Facilities Development and Operations (FDO) Department. FDO is procuring architectural and engineering services for this development.

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Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$1,645,097
2. Match contributed during current Federal fiscal year	\$343,296
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$1,988,393
4. Match liability for current Federal fiscal year	\$59,758
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$1,928,635

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
NON-2022-01	12/15/2021	\$343,296	0	0	0	0	0	\$343,296
								<b>\$343,296</b>

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$2,448,944	\$819,948	\$0	\$0	\$3,268,892

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0				
Businesses Displaced		0				
Nonprofit Organizations Displaced		0				
Households Temporarily Relocated, not Displaced		0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2,721	3,042
Number of Non-Homeless households to be provided affordable housing units	1,975	458
Number of Special-Needs households to be provided affordable housing units	21	0
<b>Total</b>	<b>4,717</b>	<b>3,500</b>

	One-Year Goal	Actual
Number of households supported through Rental Assistance	2,721	3,042
Number of households supported through The Production of New Units	668	93
Number of households supported through Rehab of Existing Units	630	243
Number of households supported through Acquisition of Existing Units	698	122
<b>Total</b>	<b>4,717</b>	<b>3,500</b>

During FY 2021-2022, funding from CDBG, ESG, HOME, SHIP, CDBG-CV and Public Housing Authority Programs was utilized to acquire, rehabilitate, and preserve affordable housing and to offer rental assistance to 3,500 households. A disaggregation of the types of assistance provided is as follows: 3,042 renters were provided with rental assistance; 60 rental units were newly constructed/rehabilitated; 33 homeownership units were newly constructed/rehabilitated; 32 owner occupied units and 211 rental units were rehabilitated; and 87 homeownership units and 35 rental units were acquired, including emergency mortgage assistance to existing homeowners to prevent foreclosure. It should be noted that 19 special needs households were provided with housing assistance.

Of the overall number of beneficiaries assisted, 87% were homeless households and, 13% were non-homeless households, including 0% special needs households.



**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The County provided affordable housing assistance to 3,500 households, which fell short of the 4,717 targeted in its FY 2021-2022 Action Plan. It was anticipated that 4 homeowners would benefit from the Community Housing Development Organization Program but all units were incomplete. Housing Finance Authority provided funding to 3 owner units instead of the anticipated 52 units and 260 rental units instead of the anticipated 947 units. Funding was not provided to the Rental Housing Entry Assistance Program as anticipated. The HOME Purchase Assistance Program provided assistance to one (1) homeowner instead of fifteen (15) anticipated homeowners estimated. The HOME Housing Development Program activities provided assistance to two (2) homeowners instead of the three (3) anticipated and 20 units were not complete to assist renters as anticipated. HOME funds were also used to refinance/rehabilitate 11 multi-family units. Over the course of the year, the need for COVID-19 assistance diminished as demonstrated by the outcome of 58 CDBG-CV mortgage assistance cases instead of the 600 estimated for FY 2021-2022. CDBG funds were used to help acquire a 35 unit transitional home not estimated in the FY 2021-2022 Action Plan. Funding was provided to 72 homeowners to prevent foreclosure; 3 emergency repairs cases; 23 owner occupied rehabilitation cases; 2,921 ESG-CV homeless and rapid re-housing assistance (ESG).

**Discuss how these outcomes will impact future annual action plans.**

FY 2021-2022 marks the second year of Palm Beach County’s 2020-2024 Consolidated Plan. Housing accomplishments for the year totaled 3,500 units/households assisted which fell short of the anticipated 4,717 units/households targeted to be assisted.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>	<b>ESG Actual</b>
Extremely Low-income	<b>15</b>	<b>18</b>	<b>2,921</b>
Low-income	<b>35</b>	<b>12</b>	<b>103</b>
Moderate-income	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>50</b>	<b>30</b>	<b>3,024</b>

**Narrative Information**

During FY 2021-22, a total of 3,500 households received housing assistance including 152 owners and 3,348 renters. Homeownership acquisition was provided to 87 families utilizing HOME First Time Homebuyer (1); SHIP Purchase Assistance (14). Palm Beach County Housing and Economic Development saved 72 homes from being foreclosed utilizing the SHIP Foreclosure Prevention (14); CDBG-CV Mortgage Assistance (58). Two hundred forty-three (243) owner/rental housing

units were rehabilitated using SHIP and HOME funds. Ninety-three (93) units were newly constructed utilizing HOME Housing Development (2), Workforce Housing (26), SHIP Replacement Housing (2) and HFA Program (63) funds. Rental assistance was provided to 3,042 individuals through the HOME Tenant Based Rental Assistance (18), ESG Rapid Re-housing (103) and the ESG-CV (2,921) Program.

**Provide a summary of the efforts to address “worst case needs”, and progress in meeting the needs of persons with disabilities. (worst case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or people that have been involuntarily displaced. The needs of persons with disability do not include beds in nursing homes or other service-centered facilities).**

According to the 2020 Shimberg Center for Housing Studies the County's population was comprised of 171,996 renter households of which 50,504 (29%) were 50% or more cost burdened. The County also had 184,720 households with disabilities, 1,404 homeless individuals (526 sheltered, 878 unsheltered), and 291 homeless families with children. According to the 2021 U.S. Census, there were 713,808 housing units. Approximately 9,216 housing units (1.3% of the County's total housing stock) were categorized as substandard.

During the year, the County continued its efforts to address worse case housing needs in the following manner:

#### Renters who are more than 50% cost burdened

Three thousand, forty three (3,042) households were provided with rental assistance, Rapid Re-housing Assistance and ESG-CV Rental, these included, among others: 103 assisted under the ESG Program; 18 under the HOME funded Tenant-Based Rental Assistance, 2,921 under the Emergency Solutions Grant-CV Program.

#### Substandard Housing

Two hundred forty-three (243) homes and apartments which required rehabilitation were refurbished during the year. Six (6) under the SHIP Housing Rehabilitation Program 23 under the SHIP Owner Occupied Rehabilitation; three (3) under the SHIP Emergency Repairs Programs, 11 under the HOME Investment Partnership Program and 200 under Housing Finance Authority Programs.

#### Households with Disabilities

The County provided housing assistance during the year to nineteen (19) special needs households through rehabilitation and foreclosure prevention under the SHIP and CDBG-CV Program.

Homeless Individuals

In order to address the plight of homeless persons especially those living in substandard housing, the county assisted 3,042 individuals who were at risk of becoming homeless during the year with rental and/or emergency shelter. Funds were provided under the Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Program.

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## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Palm Beach County and its partners utilized various avenues that provided outreach to the homeless population, including those persons that were unsheltered. Palm Beach County continued to utilize the Service Prioritization Decision Assistance Tool (SPDAT) to prioritize the service needs of the homeless population. This tool is used during the initial outreach process to assess the person's needs in order to provide referrals to the appropriate housing and support services. During FY 2021-2022, the County and its partners undertook the following actions to reach the homeless unsheltered population and to assess their immediate needs:

- Members of the County's Homeless Outreach Team (HOT) Team traveled to areas throughout the county where the homeless gather in an effort to engage them in non-threatening discussions to build trust and rapport. During FY 2021-2022, the HOT Team provided outreach services to over 2,900 individuals.
- Palm Beach County conducted a Point In Time (PIT) count of sheltered and unsheltered persons experiencing homelessness February 24-25, 2022. At that time there were a total of 1,404 persons counted. (526 sheltered persons/878 unsheltered persons).
- The Homeless Coalition of Palm Beach County sponsored three (3) Project Homeless Connect activities during the fiscal year. Project Connect outreach events allowed the homeless to have access to available services. The services included haircuts, food, toiletries, HIV testing and medical screening, among others. Over 50 homeless or persons at risk of becoming homeless attended these events.
- The Senator Philip D. Lewis Center, the county's 60-bed emergency shelter, continued to operate as the point of access for homeless services in Palm Beach County. Persons were either assessed in the field by the HOT Team or through a telephone call and provided referrals. A total of 1,647 homeless individuals were navigated through the Lewis Center.
- Palm Beach County observed National Hunger and Homeless Awareness 2021 (November 13-20, 2021). The county sponsored multiple events during this week to include several outreach and educational activities.

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

During FY 2021-2022, the County addressed the need for emergency shelter and transitional shelters by providing interim housing services to homeless persons and families through the following actions:

- The Lewis Center continued to serve as the primary point for coordinated entry for the homeless population to access shelter and services. The Center utilized 52 of its beds to house homeless single men and women who were eligible for services but could not be immediately placed. The remaining 8 beds were prioritized to accommodate homeless unaccompanied youth ages 18 to 24 who qualify for services but could not be placed in appropriate housing. \$661,966 of CDBG funds were allocated to assist with the operation cost of the facility. The Center assisted 1,647 homeless individuals.
- Palm Beach County continued to operate the Lewis Center Annex. The Annex is a temporary emergency shelter that provides dorm style shelter for up to 125 chronically homeless individuals. The shelter provides beds, showers, meals, medical care, and case management services.
- The Homeless Coalition of Palm Beach County continued to sponsor the donation center at the Lewis Center. Anyone experiencing homelessness that seeks services from the Lewis Center is eligible to obtain items from the donation center. These items include housewares, linens, clothing and small appliances. The Homeless Coalition also provided welcome kits to every individual that received services from the Lewis Center. Each welcome kit consisted of a cloth tote bag filled with toiletries.
- The County contracted with a non-profit provider to operate a county-owned 19 unit emergency family shelter. \$100,000 of CDBG funding was provided to assist with the operation cost of the facility. During the year, 330 persons received emergency shelter at this shelter.
- Lake Village at the Glades, the County's only homeless shelter/resource center located in the western portion of the county, continued to operate with the support of the county. The facility has 18 shelter beds and 22 supportive housing units. Since the unit opened in December 2020, more than 200 persons have received shelter and/or services.
- Breaking Bread, Breaking Barriers is a meal program sponsored by the County's Homeless Coalition. Local businesses, church and civic groups hosted and/or served meals to the homeless that reside at the Lewis Center. Over 10,000 meals were provided during the past fiscal year.
- The County awarded \$271,648 of ESG funding to support 3 non-profit agencies that provided emergency shelter or transitional housing to the county's homeless population. During the past fiscal year, 654 individuals received shelter utilizing ESG funds.
- \$421,234 of FAA Program funds were used to support 2 agencies that provided emergency shelter and support services to 314 victims of domestic abuse. The County also provided \$25,907 of CDBG funding to 1 agency that provided transitional housing to 54 persons who were victims of domestic abuse.

- During the past fiscal year, the County continued to use CARES Act funding to provide emergency housing, rent, mortgage, utilities assistance, rapid re-housing and homeless prevention activities for county residents impacted by the COVID-19 pandemic.

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

The following activities were undertaken during the past fiscal year to assist low-income individuals and families from becoming homeless:

- The County utilized \$14,731 of CDBG funding to provide shelter and life skills training to 50 young adults who had aged out of the state's foster care system.
- FAA funding supported a countywide Housing Stabilization Program. The program was for eviction prevention and provided short-term financial assistance and case management services to low income families with children who are at risk of becoming homeless due to extenuating circumstances. This program provided housing assistance and/or support services to 325 households.
- The County continued to participate in the Reentry Task Force whose mission is to implement comprehensive re-entry services to ex-offenders from the time of their entry into prison through their transition, reintegration and aftercare in the community. The Task Force is comprised of elected officials and stakeholders involved with re-entry throughout the County.
- The County's Division of Human and Veteran's Services utilized Emergency Food and Shelter (EFS) Program funds to provide homeless prevention services in the form of motel voucher/emergency shelter, rent and/or utility payments to households who are threatened with becoming homeless.
- Legal Aid Society of Palm Beach County utilized FAA funding to operate the Homeless Legal Prevention project. This program provided low-income families at risk of homelessness with direct legal services and education outreach activities aimed at assisting individuals and families in danger of eviction maintain their existing housing or transition to new permanent housing. During the past fiscal year, 178 persons received assistance under this program.
- The County supported the Connection Youth to Opportunities with CoC funds. This project provided rapid re-housing and case management services to youth ages 18 to 25.
- FAA funding was awarded to 2 agencies to support a Traveler's Aid program. The program provided transportation through plane, train, and bus or gas card to homeless persons so

they may return to family/friends that were willing to provide them with permanent housing. This program assisted 59 persons in FY 2021-2022.

- COVID-19 Relief funds provided by the State of Florida were utilized for emergency rent and utility assistance as well as food assistance for eligible individuals and families to prevent homelessness.

**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**

The following activities were undertaken during the past fiscal year to assist the homeless population transition into affordable housing:

- Palm Beach County provided FAA funding in the amount of \$48,000 to support a community-based scattered site collaborative, which provided permanent supportive housing in the western communities of the county to chronically homeless families. 14 families received service under this project.
- FAA funding in the amount of \$46,347 was utilized to assist an employment focused case management project. The project helped to enhance the employability skills of homeless persons to assist these individuals to obtain/maintain employment to prevent homelessness.
- The County continued its Parks to Work Program. This initiative is a partnership between the County's Community Services Department, Parks and Recreation Department, the Homeless Coalition and the Salvation Army. Homeless individuals are given the opportunity to gain employment that will allow them to be able to obtain permanent housing. Individuals clear trash and debris from local county parks in exchange for a day's wage, support services, and nightly shelter.
- The County allocated \$181,098 of ESG funding that supported a Rapid Re-housing Program for families that was based at the Lewis center. The financial assistance included security deposits, rental assistance, utility deposits and utility assistance. 103 individuals (28 households) were served under this program.
- The County continued to promote the SMART (Support, Marketing, Assistance, Rental, Tenant) campaign which recruits potential landlords to a database to match them with homeless individuals and families who are in need of housing. Persons housed under this program were provided with deposits and monthly rental assistance that varied in length and amount based on the client's needs. Each person was assigned a case manager who in turn was the landlord's point of contact.

- A total of 9 permanent supportive house projects received CoC funding in the amount of \$4,935,079 and provided housing and support services to over 600 individuals.
- A Safe House Rapid Re-housing Program for victims of domestic violence was supported with CoC funding this past fiscal year.
- The County allocated FAA funding to 2 agencies to support their permanent supportive housing programs. One program provided supportive housing to chronically homeless individuals and families and the other program targeted homeless families with children.
- The County utilized funding from the Youth Homelessness Demonstration/CoC grant to fund 3 agencies that implemented 5 programs that provide housing diversion services, case management and employment training services to youth, 18 to 24 years of age.
- CDBG funding was awarded to 1 agency that provided shelter and life skills training to young adults who have aged out of the State's foster care system. A total of 50 persons received assistance under this program.
- The Homeless Coalition of PBC continued to sponsor the Creating Housing Opportunities Program, which paid for the first/last month rent and security deposits for those individuals and families moving from permanent supportive, transitional housing or interim housing into independent housing. During the past year, the program assisted 34 persons.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions to address the needs of public housing residents**

#### **Pahokee Housing Authority (PHA):**

PHA undertook the following actions in order to address the needs of its residents:

- Continued to apply for additional special purpose vouchers, when applicable.
- Leveraged private or public funds to create additional housing opportunities, ensuring affordability to Low and Extremely Low-Income families.
- PHA applied for the Very Low-Income Housing Program to request support funds for \$250,000, for construction of a new affordable housing unit in Pahokee (three bedroom, two bath rental unit).
- PHA submitted an application in response to NOFA HED.2022.3, Infrastructure Sales Tax (IST) Program for Public Housing Authorities, requesting \$75,000, to assist with the preparation of a Pre-Development Conceptual Site Plan to construct 100 – 120 multifamily residential units in Pahokee, for families whose incomes are at or below 80% of the AMI.
- PHA is in preparation to begin pre-development activities for the eight (8) acre vacant property – formerly L.L. Stuckey Homes with its Board of Commissioners, Resident Advisory Board (RAB), USHUD and the broader community.
- PHA Board of Commissioners hosted a housing workshop, reviewing key points for the development of the vacant 8-acre property formerly known as Stuckey Village. Members from the community and its local city government were invited to participate in the discussion.
- PHA received an additional 10 Mainstream Vouchers in July 2022. The Mainstream funding will address housing challenges for low-income and disadvantaged non-elderly persons, in addition to persons with disabilities.
- PHA Section 8 Housing Choice Voucher program housed 86 families. Under PHA's Veterans Affairs Supportive Housing (VASH) program, ten (10) of the vouchers provide housing for disabled Veterans.
- PHA hosts weekly workshops and activities with agencies and providers within the local jurisdiction.
- PHA has implemented employment opportunities within the community and at PHA for low-income, unemployed individuals aged 55+ and older with the assistance of AARP/Senior Community Employment Program (SCSEP) and with support from the City of Pahokee Parks and Recreation additional activities for seniors 55+ and older have been added to address healthy alternatives.
- PHA partnered with various community and employment agencies and served as a training site for youth (ages 17-24).

- PHA continued to identify funding sources to renovate/modernize its housing stock, developed additional properties and position staff for long-term management.
- PHA provided mobility counseling and programmatic guidance to participants of Section 8 and VASH programs.

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

- Opened various waitlist beginning June 6, 2022, for its Housing Choice Voucher and Public Housing programs receiving more than 20,000 applications for public housing and 15,000 applications for the HCV program as of November 2022.
- Continued to maintain and keep the dwelling units and common areas of all public housing sites in a well-maintained shape. Invested excess reserves and capital fund monies into the properties/units to provide safe, decent and affordable housing.
- Maintained Drexel House Apartments as a senior community for persons 62 years of age and older. Additional ADA units are being considered for Schall Landing and Seminole Manor Apartments.
- Received funding under the SPECTRA organization for its Legacy @ 45<sup>th</sup> Street project to develop 48 affordable housing units in 2023.
- Continued services under its Jobs Plus and Resident Opportunities (ROSS) programs, to provide residents in Dyson Circle Apartments, Schall Landing and Seminole Manor with services and access to job search, training, and supportive services necessary to ensure economic self-sufficiency.

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

##### **Pahokee Housing Authority (PHA)**

- PHA continues to offer self-sufficiency programs through two (2) programs funded by USHUD. The ROSS and Family Self-Sufficiency (FSS) programs provide participants the ability to increase their income, reduce the need for public assistance, and achieve economic independence. PHA was awarded the ROSS grant for the project period, beginning June 1, 2021, through May 31, 2024 - a three (3) year funding cycle, totaling \$206, 107.
- PHA continued to educate employees and residential program participants about their right to Fair Housing and Equal Opportunity (FHEO) rights. PHA will continue to pursue partnerships and collaborate with fair housing agencies for homeownership assistance training for staff and landlords, and for its residents.
- The Housing Authority educated residents on energy conservation to reduce not only consumption of water and electricity but to improve energy efficiency through the

continued replacement of appliances with energy efficient/Energy Star models and provided educational tips to reduce household energy consumption.

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

- The FSS Program, a five (5) year program available to all Public Housing and Housing Choice Voucher residents/families enabled residents to develop an individual training plan to establish self-sufficiency goals.
- Increased staffing to accommodate Job Plus and ROSS programs that are available for select residents in Dyson, Schall and Seminole communities for job preparedness, job search and other resources.
- Applied for Stability Vouchers to help to ensure residents who are at risk of being homeless or are homeless have a residence to call home.
- Received an additional 30 Mainstream vouchers to assist non-elderly disabled individuals/families obtain affordable housing.
- Received 22 Fair Share housing vouchers and supportive services funding to provide additional rental assistance to low-income families.
- Continued to utilize set-aside of \$15.00 per average annual unit leased to help establish and fund Resident Councils at five of the authority’s locations, to work with the agency’s Resident Services and Property Management to ensure that all properties have active Resident Council Organizations.
- Resident Advisory Board (RAB) was comprised of a Resident from each Community and a representative(s) from the Housing Choice Voucher Program (formerly Section8).
- Collaborated with PBC Sheriff’s Office (PBSO) to help combat crime in public housing and maintained close collaboration with PBSO to sponsor many programs and events. PBCHA has a Community Policing liaison for all sites.

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

**Pahokee Housing Authority:**

Pahokee Housing Authority was a “High Performer” in FY 2018-2019 as designated by U.S. Department of Housing and Urban Development for both Public Housing and Section 8 Housing Choice Voucher programs. Due to the pandemic, and the guidance issued by USHUD in FY 2019-2020, PHA will maintain its “High Performer” rating.

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

Due to the pandemic, and the guidance issued by HUD in FY 2019 and continued in 2022, the PBCHA received approval to waive application of its Section Eight Management Assessment Program (SEMAP) in its entirety because of disruption to PBCHA operations due to the adoption of CARES Act waivers.

PBCHA’s Public Housing (Low Rent) program is designated by HUD as a standard performer. In 2020, PBCHA received technical assistance from HUD to improve the operations of key programs and functions including the Housing Choice Voucher Program, Low-Income Public Housing, Finance, etc. PBCHA continues to receive federal, state and local funding for the operation of its programs.

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## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The following actions/activities were taken during the year to remove barriers to affordable housing and to increase the provision of affordable housing units ensuring their availability to residents of Palm Beach County.

- Continue implementation of the Workforce Housing Program, a mandatory (inclusionary zoning) program, which provides for the development of workforce housing units assisting households between 60% to 140% Area Medium Income (AMI) in new residential developments in the unincorporated area of the County. Revisions had been made that allow larger density bonuses incentives in the Workforce Housing Program, and incentivizes the delivery of single-family for-sale WHP units.
- The Impact Fee Ordinance minimizes impact fees for smaller, more affordable homes, by calculating the fee on the total square footage of the house.
- The Impact Fee Affordable Housing Assistance Program utilizes investment earnings generated by impact fees towards the payment of roads, parks, public building impact fees for eligible affordable housing projects for households at or below 140% AMI.
- Zero Lot Line Developments allows affordable housing developers to reduce costs by utilizing less land to develop housing.
- The Affordable Housing Program (AHP) provides bonus incentives and Traffic Performance Standards (TPS) mitigation flexibility to traffic standards for new residential developments in unincorporated Palm Beach County that target incomes of 60% and below AMI.
- The Unified Land Development Code (ULDC) provides opportunities for expedited review of certain development approval processes such as design and platting review through the WHP and the AHP.
- The ULDC allow properties with a Commercial designation and an underlying residential designation to utilize both the non-residential and residential development potential within one Multiple Use Planned Development.
- Cottage Home provisions in the ULDC provide for smaller detached for-sale dwellings (1,000 square feet maximum) intended to provide additional affordable home options as single family or zero-lot-line dwelling units.
- Accessory Affordable Housing in the “INST” Land Use Category allows non-profits and other community based organizations to develop housing for very-low and/or low-income households and 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 to newly expanded or constructed public water and sewer systems by allowing the fees to be paid back over a period of 20 years.
- The Municipal Services Taxing Unit allows assessments for infrastructure improvements up to a period of 20 years to reduce the financial impact on property owners, contributing to the affordability of housing in the County.
- The local affordable housing advisory board, the Commission on Affordable Housing undertook a review of County ordinances, regulations, policies, and procedures and formulated recommendations for changes to facilitate affordable housing.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Palm Beach County undertook the following activities to alleviate the housing and non-housing community development needs faced by the underserved population.

**Housing**

- The County provided funding through the HOME Program (\$285,000), ARPA (\$17M) and SHIP (\$4,731,296) for development of units for low and moderate-income households.
- 26 units were sold under Workforce Housing (\$888,518).
- \$1,860,494 in SHIP funds was made available to 16 eligible households for first and second mortgages.
- Autumn Ridge Apartments, Ltd. received \$2,760,000 (ARPA) to provide 96 rental units.
- The SPECTRA Organization, Inc. received \$5,500,000 (ARPA) to provide 34 rental units.
- \$197,921 in HOME Program funds benefited 18 households with Tenant-Based Rental Assistance (TBRA).
- The Village Apartments received \$1,800,000 under CDBG and assisted 35 persons with mental health diagnoses.
- CDBG-CV Mortgage Assistance benefited 58 families (\$442,263).
- 655 families benefited under the ESG-CV Rapid Re-Housing rental program (\$2,487,162).
- Henrietta Townhomes (\$530,590 HOME funds) provided affordable rental homes to 11 families.

**Homeless**

- The Continuum of Care provided services for homeless individuals and families including transitional housing, permanent supportive housing; a rental assistance; childcare; employment assistance; life skills training; and case management and supportive services.
- The Emergency Solutions Grant Program assisted 777 individuals.
- ESGV-CV Rental Assistance (\$2,511,078) assisted 2,266 individuals.
- Adopt -A-Family received \$181,098 in ESG funds that provided rental assistance to 103 families.

- The CDBG Program provided homeless assistance to an estimated 1,647 individuals through the Senator Phillip D. Lewis Center and the Family Emergency Center.
- The Division of Human Services used Ryan White Part A, FAA and EFSP to assist persons at risk of homelessness.
- The Homeless Management Information System (HMIS), a database of homeless persons and services assist in developing unduplicated counts of services.

#### **Non-Homeless Special Needs**

- HED provided three “Certifications of Consistency with the Consolidated Plan” to agencies, County departments and service providers seeking funds address the needs of non-homeless persons with special needs.
- Community Services continued to allocate Ryan White Title I funds to agencies that provide services to persons with HIV/AIDS and their families.
- The Coalition for Independent Living Options (\$11,550) and Seagull Industries for the Disabled (\$27,959) assisted 211 persons with special needs. \$14,731 in CDBG funds were awarded to Vita Nova, Inc. The agency provided assistance to 50 youths.
- Financial Assisted Agencies (FAA) funded \$11,546,672 to thirty-nine (39) agencies that supported 64 programs. The funding assisted 20,534 clients.

#### **Non-Housing Community Development**

- HED continued to partner with agencies, such as the Homeless Coalition of PBC, the Homeless Advisory Board, and the United Way.
- The County provided \$426,000 in CDBG funding to three incubators to provide technical assistance to microenterprises and small businesses. The project created 79 equivalent jobs and assisted 629 businesses.
- Continued implementation of the Section 108 Loan Program, Energy Loan Program, U.S. Dept. of Agriculture (USDA) Intermediary Relending Program (IRP) Loan and U.S. Environmental Protection Agency Brownfield Revolving Loan Fund. \$1,160,673 were awarded.
- Since the completion of the Glades Region Master Plan (GRMP) in 2015, the County has tracked a total of 1,633 projects that are consistent with the recommendations of the plan, with a total investment of \$624,777,093 (Roads, Paving & Drainage, Water & Sewer, Housing/Commercial Structures, Parks & Recreation, economic development projects, etc.)

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

In order to protect young children from lead hazards posed by paint, dust and soil in residential structures, the Housing and Community Development Act of 1974 was amended to include the Residential Lead-Based Paint Hazard Reduction Act of 1992 also referred to as Title X. Although childhood lead poisoning is considered the most preventable environmental disease among

young children, many still have elevated blood-lead levels. Lead exposure often occurs with no obvious symptoms, and therefore, it frequently goes unrecognized.

The Florida Department of Health - Palm Beach County, Division of Environmental Public Health (DOH-PBC) continued operation of the Childhood Lead Poisoning Prevention Program during FY 2021-2022. The Program offers free lead-poisoning screenings for children at Health Department clinics throughout the county, and also receives referrals from private health care providers who detect elevated blood lead levels in their child patients. In cases where blood lead levels are greater than 10 micrograms per deciliter, an environmental assessment of the child's household is conducted to determine the source of lead exposure.

During the year, DOH-PBC conducted no lead investigations due to the COVID-19 pandemic. DOH-PBC did conduct four (4) community outreach meetings which focused on lead poisoning awareness and health promotion/disease prevention. These meetings resulted in 750 residents participating. DOH-PBC conducted eight (8) childhood environmental lead poisoning investigations/lead assessment in homes. Six (6) lead complaint investigations were conducted during the fiscal year.

During FY 2021-2022, Palm Beach County Housing and Economic Development Department continued to provide households with LBP pamphlets which are prepared in coordination with EPA, HUD and the Consumer Product Safety Commission (CPSC).

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

According to the United States Census 2020, an estimated 170,110 persons, (11.4%) of the County's population (1,492,191), were below the federal poverty level. In order to reduce the number of persons currently living below the poverty level, Palm Beach County implemented the following:

- Center for Technology, Enterprise & Development received \$250,000 in CDBG funds. 17 full-time jobs were created and 78 small businesses received assistance.
- Center for Enterprise Opportunity received \$80,000 in CDBG funds to create 5.5 FT jobs and to assist 40 businesses. Five (5) full time jobs were created and 43 unduplicated businesses received technical assistance.
- HED Economic Development Services received \$447,818 in CDBG funds to create 13 jobs. 470 full time jobs were created and assisted 790 unduplicated business received assistance.
- The following economic development programs geared towards the creation/retention of jobs were implemented: the Ad Valorem Tax Exemption Program, Film & Television



Program, Urban Job Tax Credit Program, Palm Beach County Black Business Investment Corporation, USDA Intermediary Relending Program and EPA Brownfields Revolving Loan.

- Palm Beach County applied and received designation for 26 census tracts over 20% poverty as Qualified Opportunity Zones (QOZ). This designation will help bring new capital investment and more jobs to distressed communities.
- CareerSource Palm Beach County continued its services from two Career Centers and four Satellite locations. Services include connecting employers with qualified candidates for job openings, job fairs, grants, career development and consulting, Welfare Transition Program / Temporary Assistance for Needy Family, SNAP Employment and Training (SNAP E&T), Workforce Innovation and Opportunity Act., Disability Services, Veterans services and Young Adult Programs.
- The County continues to work in conjunction with the Glades stakeholders on the implementation of the improvements identified in the capital improvement plans of the Glades Region Master Plan (GRMP). These improvements will enhance the Glades communities' economic competitiveness, sustainable infrastructure, transportation choices, workforce training and housing in proximity to employment centers, inclusive of a planned multi-modal logistics center. Since the completion of the GRMP in 2015, the County has tracked a total of 1,633 projects covering roads, paving & drainage, water/sewer, public transportation, parks & recreation, housing/commercial structures, economic development and community services totaling \$624,777,093 that are in process and/or completed.
- The Farmworker Career Development Program offer migrant and seasonal farm workers the opportunity to strengthen their ability to achieve economic self-sufficiency through their participation in educational, skills training and supportive services. After completion of training, participants are then able to obtain year-round unsubsidized employment. The County Department of Community Services received \$130,000 in funding and served 30 farm workers, of which, 13 became employed.
- The County maintained the HOME Tenant Based Rental Assistance program which provided rental assistance to, and economic stabilization activities to 18 homeless families.
- \$15,239 in CDBG funds were awarded to a daycare/after-school care program in the Glades which provided services to children of migrant farm workers. The program assisted 67 children.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j).**

Palm Beach County has a strong institutional structure to manage the identification of needs and the delivery of benefits to low/moderate income and special needs residents of the County. Through the cohesive coordination of services, Palm Beach County continues to see significant

improvements in services provided to lower income residents, the homeless population and individuals with special needs. Diversifying funding sources and service providers enhances the County's institutional structure.

HED has undertaken the following during FY 2021-2022:

- Coordinated and pursued closer working relationships with the State, County departments, and municipalities in efforts to provide affordable housing to County residents.
- Collaborated with financial institutions and not-for-profit agencies to provide gap funding to households to assist with homeownership.
- Partnered with for-profit, non-profits, public agencies and private developers to provide affordable housing to benefit very-low, low, and moderate-income persons and families.
- Managed the 2021 Impact Fee Affordable Housing Program with the County's Office of Financial Management and Budget (OFMB).
- Developed the Very Low Income Housing Program to increase the housing inventory for persons with incomes at or below 50% AMI.
- Provided CDBG and ESG program funding to eleven (11) non-profit agencies and one (1) county department to provide public services, homeless services and assistance to low and moderate income persons.
- Collaborated with five (5) municipalities to provide code enforcement activities within the municipalities' designated code enforcement target area.
- Coordinated with two (2) municipalities and two (2) county departments to complete four (4) public facilities projects and with three (3) municipalities to complete three (3) infrastructure projects.
- Provided CARES Act Coronavirus Relief Fund dollars to assist homeowners and renters from losing their homes to foreclosure or eviction.
- Coordinated the monthly meetings of the PBC Commission of Affordable Housing Advisory Committee that reviewed and discussed various local affordable housing options.
- Continued to provide Certification of Consistencies with the County's Consolidated Plan (FY 2020-2024) for housing related activities that are seeking HUD funding. Three (3) Certifications were executed during the past fiscal year.
- The County continued to implement its homeless plan entities "Leading the Way Home" during the past fiscal year. This plan serves as the framework for the policies and programs that address homelessness in the county.
- Staff served as the Vice Chair of the Homeless and Housing Alliance (HHA) Executive Committee and was an active member of the HHA Board, which serves and supports the

communities, agencies, and organizations concerned with homelessness issues within the County.

- Participated in the HHA Non-Conflict Grant Review Committee for the Continuum of Care (CoC) funding. The County was awarded \$8,479,188 to fund eleven (11) permanent support housing projects of which two (2) target the youth population 18 to 34 years of age, five (5) rapid rehousing projects of which one (1) targets victims of domestic violence and three (3) target youth ages 18 to 24 years of age, one (1) project for youth division, one (1) project for HMIS implementation and one (1) planning grant which covers administrative costs.
- Participated in the Countywide Community Revitalization Team meetings to promote revitalization, development and outreach in low and moderate income areas of the County. CCRT membership includes representation from the county. Municipalities, non-profit agencies and local stakeholders.
- Actively coordinated with 31 participating municipalities in the development of the annual action plan.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

During FY 2021-2022, actions taken by the County to enhance coordination between housing and service providers included:

Prior to formulating its Action Plan, HED encouraged interest groups, potential service providers and general members of the public to provide input related to the needs to be addressed as well as the most effective way to address the identified needs. This early consultation allowed HED to become familiar with the funded agencies and their operational procedures prior to funding.

The County conducted annual monitoring of all funded public service activities and required monthly progress reports on these activities. This coordination between County and subrecipients ensured seamless implementation of the activity and allowed for early identification of potential problems.

HED had representation on various boards/committees that address homeless issues, housing issues, and the identification of areas lacking or having substandard infrastructure and public facilities. These include the Housing and Homeless Alliance, the Countywide Community Revitalization Team, Housing Leadership Council, Special Needs Advisory Coalition, Affordable Housing Collaborative, and Re-Entry Committee, among others.

The County's Commission on Affordable Housing includes representation from the following areas: local elected official, residential home building industry, banking or mortgage banking

industry, not-for-profit provider of affordable housing, advocate for low-income persons, real estate professional, resident of Palm Beach County, employers in Palm Beach County, for-profit provider of affordable housing, and labor engaged in home construction.

Continued close liaison with the County's Department of Community Services in the implementation of the ESG Program and the HOME funded Tenant-Based Rental Assistance Program.

The actions noted above were major contributors to the successful implementation of the activities and programs carried out in FY 2021-2022. The need for radical change has not manifested itself, however, HED will continuously assess these actions to measure their continued effectiveness overtime.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

It is illegal to discriminate in the sale or rental of housing, including against individuals seeking a mortgage or housing assistance, or in other housing-related activities. The Fair Housing Act prohibits this discrimination on the basis of race, color, national origin, religion, sex, familial status, and disability. In addition to the aforementioned basis, the Palm Beach County's Fair Housing Ordinance also prohibits discrimination in housing because of age, marital status, gender identity or expression, or sexual orientation. The PBC Office of Equal Opportunity (OEO) and The Legal Aid Society of the Palm Beaches (LAS) are two of several agencies which carry out fair housing education, outreach and enforcement in the County. OEO is fully funded by the County to undertake fair housing activities. In addition to its normal fair housing role, LAS received CDBG funding from Palm Beach County to investigate 28 fair housing complaints from residents and to conduct at least five (5) education and outreach events. The charts below shows both organizations' activities related to reported incidences of fair housing violations based on basis and issues. Note that in the case of OEO, there were 56 complaints but some of these involved multiple issues and multiple bases. Discrimination based on Disability (37.5%), National Origin (17.9%) and Race and Color (23.2%), and Familial Status (1.8%) were most prevalent. The most prevalent issues were discrimination in the conditions or terms of sale, rental occupancy (31.8%), denial of reasonable accommodation or modification (20.5%) and deny or making housing unavailable (17.0%). 59.1% of the cases reported to the OEO during the year were settled.

**PBC Office of Equal Opportunity-Complaint Basis and Issues**

**October 1, 2021 – September 30, 2022**

<b>Issues</b>	<b># Reported</b>	<b># Settled</b>	<b>Basis</b>	<b># Reported</b>	<b># Settled</b>
<b>Refusal to rent, sell, etc.</b>	7	6	<b>Disability</b>	21	9
<b>Discriminate in the conditions or terms of sale, rental occupancy or in services or facilities</b>	28	18	<b>Color</b>	3	3
<b>Advertise in a discriminatory way</b>	5	3	<b>Race</b>	10	9
<b>Discriminatory acts under Section 818 (retaliation, coercion, intimidation etc.)</b>	10	8	<b>Sex</b>	1	1
<b>Denial of reasonable accommodation</b>	16	7	<b>Religion</b>	4	4
<b>Denial of reasonable modification</b>	2	0	<b>Age</b>	0	0
<b>Otherwise deny or make housing unavailable</b>	15	10	<b>Familial status</b>	1	0
<b>Non-compliance with design construction</b>	0	0	<b>Sexual Orientation</b>	0	0
<b>Failure to meet senior housing exemption</b>	0	0	<b>Marital Status</b>	0	0
<b>Total</b>	<b>88*</b>	<b>52</b>	<b>National Origin</b>	10	6
			<b>Gender Identity or</b>	0	0
			<b>Discriminatory acts under Section 818</b>	6	4
			<b>Total</b>	<b>56**</b>	<b>36</b>

*\*88 individual complaints were filed but many alleged multiple issues. \*\*56 individual complaints were filed but many alleged multiple basis.*

As mentioned before, the Legal Aid Society of Palm Beach County received CDBG funding to, among other things, assist 28 homeowners who were subject fairhousing abuse. The results of the agency's involvement with the 28 assisted clients are shown below.

<b>Legal Aid Society of PBC- Complaint Basis and Issues-October 1, 2021 – September 30, 2022</b>			
<b>Issues</b>	<b># Reported</b>	<b>Basis</b>	<b># Reported</b>
<b>Refusal to rent, sell, etc.</b>	4	Disability	17
<b>Discriminate in the conditions or terms of sale, rental occupancy or in services or facilities</b>	0	Race	8
<b>Harassment</b>	6	Sex	1
<b>Intimidation</b>	0		
<b>Denial of reasonable accommodation</b>	17	Religion	0
<b>Denial of Modification</b>	0		
<b>Rental Terms</b>	1	Age	0
<b>Retaliation</b>	0	Familial Status	1
<b>Predatory Lending</b>	0	Sexual Orientation	1
<b>Selective Code Enforcement</b>	0	Marital Status	0
<b>Other: Home Ownership</b>	0	National Origin	0
<b>TOTAL</b>	<b>28</b>	<b>TOTAL</b>	<b>28</b>

Outreach efforts undertaken during the year by the Legal Aid Society and the Office of Equal Opportunity to educate people about their fair housing obligations and rights under the law are shown on the chart below:

<b>#</b>	<b>Date</b>	<b>Event Name and Venue</b>	<b>Topic Addressed</b>	<b># Attended</b>
1.	4/29/22	Litigating Your 1st FH Case – Virtual Presentation	Fair Housing	56
2.	5/14/22	Palm Beach National Federation of the Blind Chapter – Virtual Presentation on HAP	Fair Housing	12
3.	4/7/22	Career Fair – B&G Club Wellington	Fair Housing	60
4.	5/19/22	Lake Park Elementary Career Day	Fair Housing	50
5.	9/14/22	PAF-PBCC Speaker	Fair Housing	12
6.	10/14/21	Realtor Training – Lang Realty (Virtual)	Fair Housing education	30

#	Date	Event Name and Venue	Topic Addressed	# Attended
7.	11/9/21	Veteran's Training (Virtual)	Fair Housing education	10
8.	11/10/21	PB Housing Authority Training (Virtual)	Fair Housing education	20
9.	11/13/21	First Time Homebuyer's Education class. Eviction (Virtual)	Fair housing education	25
10.	11/15/21	Pearl City Training (Virtual)	Fair housing education	20

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## **CR-40 - Monitoring 91.220 and 91.230**

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

HED monitoring strategies for the CDBG and NSP programs are outlined in the Department's Monitoring Handbook. The monitoring strategies for the HOME Program are documented in a Monitoring PPM and the results from the FY 2021-2022 monitoring is documented under the CR 50 HOME Section. The County's Community Services Department is responsible for monitoring activities funded under the ESG Program. All monitoring activities are carried out annually.

The Monitoring Handbook establishes standards and provides guidance for monitoring of the activities funded under the CDBG/NSP Programs and aims to:

- Ensure the efficient undertaking of all activities and projects funded and ensure compliance with applicable regulations.
- Assure that compliance roles and responsibilities are clearly established across the subrecipient's/developer's system.
- Help subrecipients/developers to improve their capacity and capability.
- Assure that subrecipients/developers have policies and an internal control system capable of ensuring compliance.
- Assure that auditing and monitoring systems are being used to measure compliance with regulations and policies throughout the organization.
- Report the implementation and effectiveness of the programmatic compliance program to the appropriate oversight agencies.

In order to determine the type of monitoring to be undertaken (in-depth, limited, on-site or desk monitoring), HED undertakes a risk analysis of all subrecipients/developers. The risk analysis process involves a review of the following parameters: amount of funding received (\$2,500,000 triggers in-depth monitoring); organizational capacity; and other relevant information. The analysis is used to categorize funded activities as either high, medium, or low risk.

During FY 2021-2022, HED's Strategic Planning conducted on site monitorings and the Financial Administration and Loan Servicing Section (FALS) undertook in-house desk monitorings of eleven (11) public services, three (3) code enforcement and two (2) economic development activities funded under the CDBG program. The monitoring was performed in the areas of national objective compliance, financial management and program management. Findings and concerns were issued and corrective actions implemented. In addition, the Strategic Planning Division and FALS Section in collaboration with the Capital Real Estate Inspection Services (CREIS) Division



completed monitoring of three (3) capital projects. The area of focus of each of the capital projects included the following: national objective, financial management, fair housing/equal opportunity, procurement and environmental compliance.

The County's Department of Community Services (DCS) administers the Emergency Solutions Grant (ESG) Program. DCS conducts an on-site monitoring of all ESG-funded activities annually. The monitoring ensures compliance with all applicable program regulations and emphasizes client eligibility and appropriate expenditure of ESG funds, among others. Written reports containing the results of the monitoring are submitted to HED. The monitoring of the four (4) ESG-funded activities in FY 2021-2022 resulted in no Findings or Concerns. HED also monitored the progress of project implementation through interaction with DCS and through review of submitted quarterly reports.

The need to ensure compliance with minority business outreach requirements in the procurement of supplies, equipment, construction, or services is outlined in all agreements. HED reviews and approves subrecipients' procurement documents prior to issuance. The Guide for Review of Procurement checklist is completed by HED staff during its monitoring of capital projects or projects where procurement is necessary.

#### **Citizen Participation Plan 91.105(d); 91.115(d)**

##### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Prior to submitting the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, the County, on December 4, 2022 published a public notice in the Palm Beach Post advising the public of the availability of the draft CAPER and solicited comments. The notice was also posted on the County's website at [www.pbcgov.com/hed](http://www.pbcgov.com/hed) and on the County's social media accounts. Emails concerning the CAPER were sent to all interested parties. Citizens were provided a fifteen (15) day period to offer written comments, either by mail to the Department of Housing and Economic Development (HED) at 100 Australian Avenue, Suite 500, West Palm Beach, FL, or electronically at [hedcomments1@pbcgov.org](mailto:hedcomments1@pbcgov.org). The notice and emails also advised of the public meeting on the draft CAPER that was held in person and virtually on December 12, 2022.

##### **Comment Received on the draft CAPER**

To be added at the end of the comment period.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

As stated in its FY 2020-2024 Consolidated Plan, Palm Beach County's goals and strategies are in line with HUD's programmatic objectives of providing decent affordable housing, creating suitable living environments and expanding economic opportunities for low and moderate income residents of the County. For FY 2021-2022, the County continued to undertake program strategies that leveraged available resources and the expertise of partners to maximize the impact of CDBG dollars toward program objectives. These program strategies included: implementing capital projects through County Departments and municipalities; supporting public services delivered by private non-profit partners; and funding economic development services delivered by the Department of Housing and Economic Development (HED) and small business lenders and incubators, among others. During FY 2021-2022, these strategies resulted in the following accomplishments:

- CDBG funding to 13 non-profit public service and County agencies to continue implementing programs that assisted clients, such as homeless persons, victims of domestic abuse, abused and neglected children, and disabled persons, among others assisted 3,163 individuals.
- CDBG funding to the Cities of Belle Glade, Pahokee, South Bay, Riviera Beach and the Town of Mangonia Park for code enforcement activities to alleviate blighted conditions benefited over 43,000 residents.
- Completed eight (8) capital improvement projects in low- and moderate-income areas of the municipalities or in unincorporated Palm Beach County which benefited over 196,000 persons.
- Provided CDBG funds to four (4) business incubators for providing economic development assistance, to help local businesses. This activity created 79 full time equivalent (FTE) jobs and assisted 629 businesses. The County also directly undertook an Economic Development Services Program that assisted approximately 790 businesses and helped to create 470 FTEs throughout the jurisdiction.
- Financial assistance, in the form of Section 108 Program loans, was not provided to businesses during the fiscal year. However, businesses funded through the Section 108 program in prior years created an additional 144 full time equivalent (FTE) jobs over the course of the fiscal year. This, plus the previous 668 FTEs enabled businesses to create/retain 812 jobs under the Section 108 program.

No unforeseen problems were encountered during the year in the implementation and management of CDBG funded capital improvement projects. However, public service related activities did encounter problems, as curtailed activities prevented some agencies from assisting their clients and expending funds at a steady pace. As of the August 2, 2022 deadline, the balance of funding remaining in the HED Line of Credit with HUD was within the required 1.50 draw ratio.

**Does this jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? (yes/no)** No

**FY 2021-2022 Public Service Activities**

Agency	Activity	Beneficiary Goal	Beneficiary Accomplishment	Amount Awarded	Amount Expended
Aid to Victims of Domestic Abuse	Operation of a transitional housing facility for homeless victims of domestic abuse and their children	26 persons	54 persons	\$25,907	\$24,721
Children's Place at Home Safe	Provide specialized therapeutic care to children who have been removed from their homes due to abuse and/or homelessness.	20 persons	23 persons	\$18,796	\$18,796
Coalition for Independent Living Options	Provide meals to persons with disabilities and their families	33 persons	75 persons	\$23,367	\$10,560
Healthy Mothers/Healthy Babies	Provide access to health care for low income pregnant women and/or their immediate families	200 persons	200 persons	\$11,176	\$10,952
Legal Aid Society	Provide fair housing enforcement to low	128 persons	28 persons	\$58,621	\$58,621

Agency	Activity	Beneficiary Goal	Beneficiary Accomplishment	Amount Awarded	Amount Expended
	and moderate income clients				
Place of Hope	Provide case management services to abuse and neglected children	43 persons	54 persons	\$16,763	\$14,527
Redlands Christian Migrant Association	Provide comprehensive child development services to children of farmworkers and low income households	60 persons	67 persons	\$15,239	\$12,065
Seagull Industries (The Arc of Palm Beach County)	Provide educational and vocational training to developmentally disabled adults	80 persons	136 persons	\$30,783	\$23,928
Sickle Cell Foundation	Provide case management services to persons living with sickle cell disease or trait in the Glades Region	48 persons	48 persons	\$18,795	\$18,608
Urban League	Provide housing counseling to low and moderate income clients	160 persons	451 persons	\$19,811	\$19,811
Vita Nova	Provide life skills training to young adults who have aged out of foster care	25 persons	50 persons	\$14,731	\$14,731

Agency	Activity	Beneficiary Goal	Beneficiary Accomplishment	Amount Awarded	Amount Expended
PBC Community Services	Operational costs of the Senator Philip D. Lewis Homeless Resource Center	527 persons	1,647 persons	\$661,966	\$466,333
PBC Community Services	Operational costs for Program REACH family emergency shelter	271 persons	330 persons	\$100,000	\$73,526
<b>Totals</b>		<b>1,621 persons</b>	<b>3,163 persons</b>	<b>\$1,015,955</b>	<b>\$767,179</b>

#### FY 2021-2022 Code Enforcement Activities

	Projects	Budget	Expended	# of Beneficiaries
1	City of Belle Glade	\$205,342	\$180,795	19,654
2	City of Pahokee	\$52,014	\$40,256	6,269
3	City of South Bay	\$36,290	\$34,796	5,158
4	Town of Mangonia Park	\$15,067	\$6,745	2,333
	<b>TOTAL</b>	<b>\$308,713</b>	<b>\$262,592</b>	<b>33,414</b>

#### FY 2021-2022 Completed Public Facility Projects

	IDIS	Projects	Budget	Expended	# of Beneficiaries	Objectives
1	3526 3566	City of Lake Worth Beach – Howard Park	\$266,560	\$255,932	9,185	Improvements to a neighborhood park
2	3488 3301	Village of Palm Springs – Foxtail Palm Park	\$399,900	\$399,900	7,035	Construction of a new neighborhood park
3	3322 3479 3484	PBC Parks and Recreation – John	\$827,018	\$644,582	134,320	Renovations to a recreation center

	IDIS	Projects	Budget	Expended	# of Beneficiaries	Objectives
		Prince Park Therapeutic Center Phase 1				including expansion of the outdoor pool and installation of an ADA chair lift
4	3469	PBC Facilities and Development Operations – Lantana/Lake Worth Health Center	\$350,000	\$350,000	9,577	Replacement of HVAC System
5	3521	PBC Parks and Recreation – Glades Pioneer Park	\$141,118	\$139,999	13,760	Renovations to parking lot and ADA improvements to restrooms
		<b>TOTAL</b>	<b>\$1,984,596</b>	<b>\$1,790,413</b>	<b>173,877</b>	

#### FY 2021-2022 Completed Public Infrastructure Projects

	IDIS	Projects	Budget	Expended	# of Beneficiaries	Objectives
1	3527	City of Greenacres – Drainage Improvements (Phase 7)	\$208,875	\$208,875	2,090	Reconstruction of drainage system
2	3489	City of Riviera Beach – West 26 <sup>th</sup> Court	\$166,375	\$166,375	1,975	Street improvements
3	3472	Village of Palm Springs – Pathway Connectors (Phase 2)	\$154,205	\$154,205	18,200	Construction of pathways to connect the Village's parks
		<b>TOTAL</b>	<b>\$529,455</b>	<b>\$529,455</b>	<b>22,265</b>	

**FY 2021-2022 Economic Development Activities**

IDIS	Economic Development Provider	Awarded Amount	FTE Jobs Contracted	Businesses Contracted	Amount Expended	FTE Jobs Created	Businesses Assisted
3547	Center for Technology, Enterprise & Development (TED)	\$250,000	17	62	\$250,000	17	78
3549	Center for Enterprise Opportunity (CEO)	\$80,000	5.5	40	\$80,000	5	43
3560	Black Business Investment Corporation (BBIC)	\$96,000	75	12	\$96,000	57	508
3546	HED Economic Development Services	\$351,818	15	0	\$313,268	470	790
	<b>TOTAL</b>	<b>\$777,818</b>	<b>110.5</b>	<b>114</b>	<b>\$739,268</b>	<b>549</b>	<b>1,419</b>

**FY 2021-2022 Economic Development Activities – Section 108 Program**

Project Name	Funding Source	Amount Authorized	Amount Advanced	# of Loans	# of FTE Committed	# of FTE created/retained
Countywide Loan Program	Section 108	\$0	\$0	0	0	812
<b>TOTAL</b>		<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>812</b>

**CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.**

Palm Beach County conducts annual on-site monitoring for HOME Program funded rental housing developments to ensure compliance with federal regulations and other contractual requirements. If the subrecipient/developer does not comply with the terms of the agreement, the County will take corrective action to require adherence to the agreement and/or accelerate the note, requiring repayment in full.

Routine on-site monitoring is conducted to document continued compliance with rent and occupancy requirements, HQS property standards, and adherence to fair housing regulations. In addition, on-site HQS inspections are performed on a percentage of units in each project monitored to ensure compliance with federal Housing Quality Standards (HQS). In cases where units have failed HQS inspection, those units are re-inspected on an ongoing basis until all applicable HQS property standards have been met.

During FY 2021-2022, three (3) HOME-assisted rental developments were monitored by HED. The results of the monitoring are summarized in the chart below:

Project Name	Property Address	Number of Units	Number of HOME Units	Monitoring Review Notes	HQS Review Notes
Adopt-A-Family of the Palm Beaches (Project Safe)	1736 Lake Worth Road, Lake Worth, FL 33460	40	40	No findings; 0% vacancy	10 (25%) of 40 units inspected. 8 failed. Re-inspection date: pending confirmation from the inspection company.
Henrietta Townhomes	1301 & 1307 Henrietta Avenue, West Palm Beach, FL 33401	11	11	No findings; 0% vacancy	3 (25%) of 11 units inspected and 2 failed inspection. Re-inspected 9/13/2022 and both failed again.
La Joya Villages Limited	1105 6 <sup>th</sup> Avenue S, Lake Worth, FL 33460	55	55	No findings; 0% vacancy	14 (25%) of 55 units inspected and 11 failed. Re-inspected 11/1/2022: results pending.



**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Palm Beach County is strongly committed to fair, non-discriminatory affordable housing, and provides ongoing training and outreach initiatives. The County's Office of Equal Opportunity offers educational and technical assistance regarding compliance with Federal Fair Housing laws and Palm Beach County's Fair Housing Ordinance. Information is provided to various housing-related cohorts such as realtors, lenders, rental housing providers, non-profits, and developers so that they are able to understand and comply with affirmative marketing requirements.

All entities receiving HOME funds must comply with HED's Affirmative Marketing Program, a requirement which is outlined in detail in their written funding agreement with HED.

In addition, during monitoring visits, HED staff reviews the affirmative marketing plans and tenant selection policies of HOME-assisted rental projects for compliance with federal fair housing requirements and HED's Affirmative Marketing Policies and Procedures.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Program income received by Palm Beach County during FY 2021-2022 totaled \$819,948. No program income was utilized to fund any HOME projects during FY 2021-2022.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k)**

Palm Beach County implements several programs through various funding sources which are aimed at fostering and maintaining affordable housing. These programs include purchase assistance; housing rehabilitation; replacement housing; foreclosure prevention; workforce housing; developer housing for ownership and rental; transitional housing; Tenant Based Rental Assistance (TBRA); rapid re-housing and rental assistance; and providing impact fee assistance credit and matching funds to tax credit projects. During the year, the following accomplishments were realized:

- Provided homeownership acquisition to eighteen (18) families in total, utilizing funding from the following sources: HOME First Time Homebuyer Program (1), SHIP Purchase Assistance Program (14), and Housing Finance Authority Program (HFA) (3);
- Saved a total of 72 homes from foreclosure utilizing from funding from the SHIP Foreclosure Prevention program (14) and the CDBG-CV Mortgage Assistance Program (58);
- Provided rehabilitation and/or emergency repair to 32 residences utilizing SHIP funds;
- Replaced two (2) homeowner units through the SHIP Replacement Housing program;

- New construction for homeownership acquisition of 26 units under the Workforce Housing program;
- Newly constructed 60 multi-family rental units, and rehabilitated 200 multi-family rental units via HFA programs;
- Provided funding for acquisition of a 35-unit transitional housing project; and
- Rental assistance provided to 3,042 individuals through the following programs: HOME Tenant Based Rental Assistance (18), ESG/ESG-CV Rapid Re-housing (758), and ESG-CV Rental Assistance (2,266).

The County also encourages and participates in various meetings and groups that are related to affordable housing issues and concerns. These include the County's Commission on Affordable Housing; the Housing Leadership Council of Palm Beach County's Affordable Housing Collaborative and Public Policy Committee; the Treasure Coast Regional Planning Council's (TCRPC) Comprehensive Economic Development Strategy (CEDS) Committee; and participation in the development and implementation of Palm Beach County's "Housing for All" Housing Action Plan.

The County's Commission on Affordable Housing Advisory (CHA) is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy and other aspects of the County's policies and procedures that affect the cost of housing. The CHA is responsible for making recommendations to encourage affordable housing. In addition, the CHA is required to submit an annual report that includes recommendations by the committee on at least eleven distinct housing incentive areas.

Throughout the year, several initiatives to promote/increase the supply of affordable housing were undertaken by Palm Beach County:

To combat the severe shortfall of affordable housing in the County, the Board of County Commissioners put forth a \$200M Housing Bond that residents approved by vote in November 2022. These funds will be used to develop, rehabilitate, and preserve approximately 20,000 units of workforce and affordable housing over the next ten years.

During the year, HED issued a \$13 million RFP to provide funding for the development of multi-family affordable housing rental projects. Two new construction projects were approved by the BCC and will add 154 new units to the County's affordable housing stock.

A \$3.9M NOFA seeking to provide funding for the creation of very-low income housing units was issued in August 2022. The proposal submittal deadline is open until December 5, 2022. To date,

the County has received four (4) proposals, which will create a total of 108 affordable housing units, including 21 County-assisted units for very low-income households.

Additionally, HED issued a NOFA through the County’s Infrastructure Sales Tax (IST) Program making available \$2.5 million in funding to local area Public Housing Authorities (PHAs). These funds will provide gap financing to PHAs for projects to construct, acquire and rehabilitate, or improve existing affordable housing units.

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# CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

## 1. Recipient Information—All Recipients Complete

### Basic Grant Information

Recipient Name	PALM BEACH COUNTY
Organizational DUNS Number	078470481
UEI	XL2DNFMPCR44
EIN/TIN Number	596000785
Identify the Field Office	SOUTH FLORIDA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	West Palm Beach/Palm Beach County CoC

### ESG Contact Name

Prefix	Mr
First Name	Jonathan
Middle Name	B
Last Name	Brown
Suffix	0
Title	Director, PBC Housing and Economic Development

### ESG Contact Address

Street Address 1	100 Australian Avenue
Street Address 2	Suite 500
City	West Palm Beach
State	FL
ZIP Code	33406
Phone Number	561-233-3602
Extension	0
Fax Number	561-233-3651
Email Address	JBrown2@pbcgov.org

### ESG Secondary Contact

Prefix	Ms
First Name	Wendy

**Last Name** Tippet  
**Suffix** 0  
**Title** Director, Human Services, PBC Community Services  
**Phone Number** 561-355-4772  
**Extension** 0  
**Email Address** wtippet@pbcgov.org

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 10/01/2021  
**Program Year End Date** 09/30/2022

**3a. Subrecipient Form – Complete one form for each subrecipient**

<p> <b>Subrecipient or Contractor Name:</b> PALM BEACH COUNTY  <b>City:</b> West Palm Beach  <b>State:</b> FL  <b>Zip Code:</b> 33402  <b>DUNS Number:</b> 078470481  <b>Is subrecipient a victim services provider:</b> N  <b>Subrecipient Organization Type:</b> Unit of Government  <b>ESG Subgrant or Contract Award Amount:</b> \$118,330         </p>
<p> <b>Subrecipient or Contractor Name:</b> ADOPT-A-FAMILY OF THE PALM BEACHES  <b>City:</b> Lake Worth  <b>State:</b> FL  <b>Zip Code:</b> 33460-3210  <b>DUNS Number:</b> 869370965  <b>Is subrecipient a victim services provider:</b> N  <b>Subrecipient Organization Type:</b> Other Non-Profit Organization  <b>ESG Subgrant or Contract Award Amount:</b> \$183,762         </p>
<p> <b>Subrecipient or Contractor Name:</b> AID TO VICTIMS OF DOMESTIC ABUSE  <b>City:</b> Delray Beach  <b>State:</b> FL  <b>Zip Code:</b> 33483  <b>DUNS Number:</b> 797493277  <b>Is subrecipient a victim services provider:</b> Y  <b>Subrecipient Organization Type:</b> Other Non-Profit Organization  <b>ESG Subgrant or Contract Award Amount:</b> \$135,000         </p>

**Subrecipient or Contractor Name:** THE SALVATION ARMY

**City:** West Palm Beach

**State:** FL

**Zip Code:** 33406

**DUNS Number:** 003865735

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** \$100,000

**Subrecipient or Contractor Name:** YWCA OF PALM BEACH COUNTY

**City:** West Palm Beach

**State:** FL

**Zip Code:** 33401

**DUNS Number:** 055155469

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** \$40,642

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## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	36
Children	67
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>103</b>

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	284
Children	351
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>635</b>

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	341
Children	446
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>787</b>

#### 5. Gender—Complete for All Activities

	Total
Male	232
Female	554
Transgender	1
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>787</b>



**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	447
18-24	56
25 and over	284
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>787</b>

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	2	0	0	2
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (unduplicated if possible)	2	0	0	2

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nighths available	20
Total Number of bed - nighths provided	20
Capacity Utilization	100%

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The ESG performance standards were developed from the process the Homeless and Housing Alliance (HHA) used to review and rank the Continuum of Care (CoC) renewal applications. The table below depicts the ESG performance standard and the outcomes for FY 2020-2021.

PERFORMANCE MEASURES	DEFINITION	OUTCOME
Eligible Categories and Activities	All shelter activities are eligible. The HHA set the ESG funding priority for FY 15 was emergency shelter for families and transitional housing for single men as well as a set aside for the operation of CMIS.	All activities are eligible.
Project Narrative	Brief description of the activity.	Activities were determined to be emergency shelters, transitional housing facilities, and a rapid re-housing program.
Project Goals and Objectives	ESG activity goals and objectives must be outlined and include strategies to meet the defined goals.	Evaluated and determined that the ESG activities are feasible.
Site Control	The activity's property deed or lease must identify the ESG subrecipient as the owner or lessee.	All applicants provided adequate documentation.
Budget Proposal	A line item budget and a sources and uses budget must be prepared for the ESG activity.	All budgets were evaluated and determined to be reasonable.
Financial Audit	ESG recipients must submitted most recent financial audit/financial statement.	Financial Audits were received by all ESG subrecipients.

PERFORMANCE MEASURES	DEFINITION	OUTCOME
Monitoring Reports	Previous agency monitoring reports for all ESG subrecipients are to be submitted.	Required reports submitted.
CMIS Data Completeness Report	A CMIS data report for all ESG activities excluding domestic violence (DV) activities) must be completed and submitted with the ESG proposal.	All subrecipients excluding the DV agencies submitted CMIS Data Report.
HHA Sub Committee Participation	ESG subrecipients must participate in at least one HHA subcommittee and attend at least 70% of the sub committees meeting annually.	All subrecipients meet this standard.

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## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	\$172,260	\$180,538	\$181,098
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>\$172,260</b>	<b>\$180,538</b>	<b>\$181,098</b>

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	0	0	0
Operations	\$255,792	\$222,065	\$271,649
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>\$255,792</b>	<b>\$222,065</b>	<b>\$271,649</b>

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	0	0	0
HMIS	\$75,000	\$27,466	\$75,000
Administration	\$4,827	\$21,967	\$13,223

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2019	2020	2021
	\$485,691	\$452,036	\$540,970

**11f. Match Source**

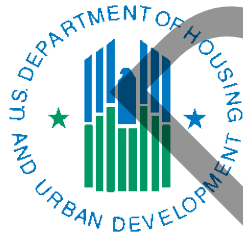
	2019	2020	2021
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	\$681,906	\$452,036	\$570,536
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>\$415,398</b>	<b>\$681,906</b>	<b>\$452,036</b>

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2019	2020	2021
	\$1,167,597	\$904,072	\$540,970



Palm Beach County  
Board of County Commissioners



Palm Beach County  
Board of County Commissioners  
Department of Housing and Economic development  
100 Australian Avenue, Suite 500  
West Palm Beach, FL 33406

[www.pbcgov.com/hed](http://www.pbcgov.com/hed)