

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

WORKSHOP SUMMARY

Meeting Date: April 24, 2018

Department: Department of Housing and Economic Sustainability

**I. EXECUTIVE BRIEF**

**Title:** Palm Beach County Action Plan for Fiscal Year (FY) 2018-2019

**Summary:** The Department of Housing and Economic Sustainability (HES) seeks Board direction on strategies and projects for the upcoming fiscal year. This presentation will provide an overview of the Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) Program, and will detail proposed funding strategies for FY 2018-2019. Annually, the County is required to complete and submit an Action Plan to the U.S. Department of Housing and Urban Development (HUD). The Action Plan is Palm Beach County's application to HUD for annual formula grant funding through CDBG, HOME, and ESG Programs. HES administers this funding on behalf of the Board of County Commissioners to serve local economic, housing, and community development needs. Although HUD has not yet announced the FY 2018-2019 grant allocations, in order to meet HUD's August 16, 2018, Action Plan submittal deadline, the planning process must proceed using the current FY 2017-2018 allocations: CDBG - \$5,821,645; HOME - \$1,627,785; and ESG - \$519,046. As in previous years, a pro-rata share formula is used for the CDBG funding allocations to municipalities and County departments. The funding recommendations for public service and economic development agencies are consistent with previous Board approvals. HES has participated in nine events where we have solicited input and comments on the proposed Action Plan. During those events, we have received public comments that ranged from requesting increased support for municipal code enforcement to establishing a competitive process to award public service agencies. The final Action Plan for FY 2018-2019 will be prepared to reflect Board direction from this workshop and the actual grant allocations from HUD, and will be presented to the Board for approval on July 10, 2018. Countywide (JB)

**Background and Policy Issues:** HUD allocates annual CDBG, HOME, and ESG grants to States, Urban Counties, and local jurisdictions called "entitlement communities". Twenty-nine (29) local municipalities participate in Palm Beach County's Urban County Program. Larger municipalities including the Cities of Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington, and West Palm Beach receive funding directly from HUD. The CDBG Program works to provide decent affordable housing, community facilities and services, and job creation through expansion of businesses. The HOME Program generates affordable housing opportunities for lower-income families. The ESG Program provides housing and supportive services to the homeless and those at risk of homelessness. Federal regulations at 24 CFR Part 91 require that prior to receiving the funds, the County must submit to HUD an Action Plan which identifies all proposed uses of CDBG, ESG, and HOME funding for the upcoming fiscal year. Public input on community needs and proposed uses of funds was generated through public meetings and stakeholder outreach. On January 19, 2018, a public meeting was held on the CDBG allocation process and was followed by a January 30, 2018, Board of County Commissioners workshop at which HES was directed to continue to allocate CDBG funding to municipalities and the unincorporated area on a formula basis. Other public meetings were held in the eastern and western regions of the County on March 20 and March 23, 2018, and outreach was made to various stakeholders including: the Housing Leadership Council, the Affordable Housing Collaborative, the Homeless and Housing Alliance, the Special Needs Advisory Committee, the Countywide Community Revitalization Team, the Glades Technical Advisory Committee, and participating municipalities.

**Attachment(s):** PowerPoint

Recommended By: Jonathan Brown 4/5/18  
Department Director Date

Approved By: Raye W. Johnson 4/15/18  
Assistant County Administrator Date

## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT					

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Does this Item include the use of Federal funds? Yes \_\_\_\_\_ No \_\_\_\_\_

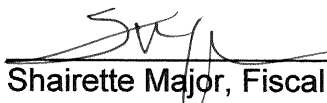
Budget Account No.:

Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_ Program Code/Period \_\_\_\_\_

### B. Recommended Sources of Funds/Summary of Fiscal Impact:


No fiscal impact

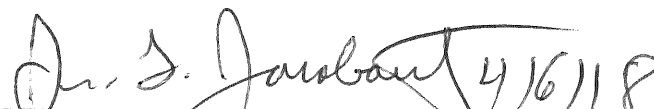
### C. Departmental Fiscal Review:

  
 Shairette Major, Fiscal Manager II

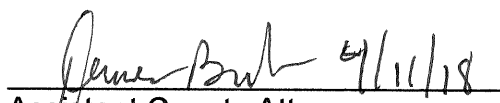
## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Development and Control Comments:

 4/6/18  
 OFMB 304/6

 4/6/18  
 Contract Development and Control 4/6/18 TH

### B. Legal Sufficiency:

 4/11/18  
 Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
 Department Director



# **FY 2018-2019 Action Plan Funding Strategies**

**Palm Beach County Board of County Commissioners  
April 24, 2018 Workshop**

# Content

- Overview: HUD Programs
  - ESG
  - HOME
  - CDBG
- FY 2017 Accomplishments
- Proposed Funding Strategies for FY 2019



# Emergency Solutions Grant (ESG)

## Objective

Provide housing and supportive services to homeless and at-risk population (<30% AMI: \$24,600 for family of four)

## Eligible Activities

- Emergency Shelter
- Homeless Prevention
- Rapid Re-housing
- Transitional Housing
- Client Management Information System





# HOME Investment Partnership

## Objective

Provide decent affordable housing to very-low and low income households (<80% AMI: \$57,500 for family of four)

## Eligible Activities

- Homebuyer Assistance
- New construction
- Acquisition and/or Rehabilitation
- Rental Assistance
- Community Housing Development Organizations
  - Mandatory 15% of HOME Allocation



# Community Development Block Grant (CBDG)

## Primary Goals

- Provision of decent housing
- Creation of a suitable living environment
- Expanding economic opportunities

## National Objectives

- Benefit low- and moderate-income persons (<80% AMI: \$57,500 for family of four)
- Prevent or eliminate slums and blight
- Meet a community need of particular urgency



# CDBG Eligible Activities

## Public Facilities and Infrastructure

- Parks and recreational facilities
- Public sanitary sewer system

## Public Services

- Counseling services
- Case management

## Economic Development

- Funding business incubators
- Technical assistance to business

## Housing Activities

- Demolition and Clearance
- Rehabilitation of owner occupied homes



# Federal Spending Requirements



**ESG** – 2 years from date of award to expend



**HOME** – 2 years from date of award to commit and 3 years from commitment date to expend



**CDBG** – 5 years to expend and total CDBG balance cannot exceed 1.5 times current year allocation



# Historical Allocations



Fiscal Year	ESG	HOME	CDBG
FY 2014-2015	\$ 478,676	\$ 1,749,997	\$ 5,865,753
FY 2015-2016	\$ 522,853	\$ 1,530,417	\$ 5,750,879
FY 2016-2017	\$ 517,694	\$ 1,646,340	\$ 5,765,423
FY 2017-2018	\$ 519,046	\$ 1,627,785	\$ 5,821,645
FY 2018-2019*	TBD	TBD	TBD

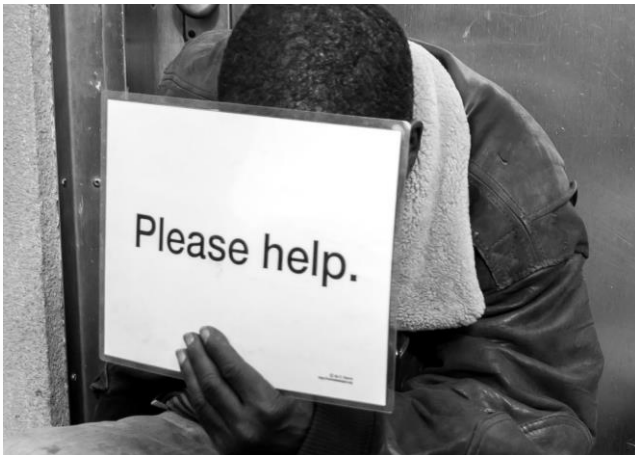
**\*FY 2018 omnibus spending bill included CDBG \$3.3B (+10%), HOME \$1.36B (+43%), and Homeless \$2.5B (+5%).**



# ESG Accomplishments FY 2017

Rapid Re-Housing.....332 persons

Emergency Shelter.....1,031 persons





# HOME Accomplishments FY 2017

Rental Assistance.....397 households

Purchase Assistance.....11 homebuyers

New SF Construction.....14 units



Community Land Trust of PBC



Riviera Beach CDC



Habitat for Humanity





# CDBG Accomplishments FY 2017

Public Facilities.....13,338 persons

Infrastructure.....20,610 persons

Public Services.....4,624 persons

Economic Development.....78 jobs



County Homeless Facilities



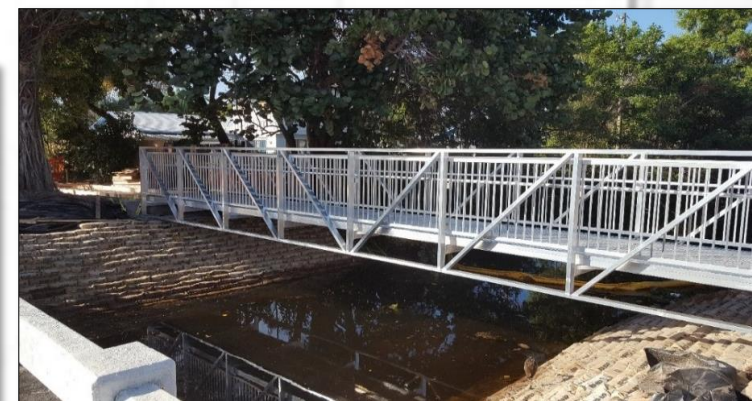
Prenatal Care



Lake Worth Roadway/Water



Persons with Disabilities



Palm Springs Pedestrian Bridge





# Proposed Funding Strategies FY 2018-2019

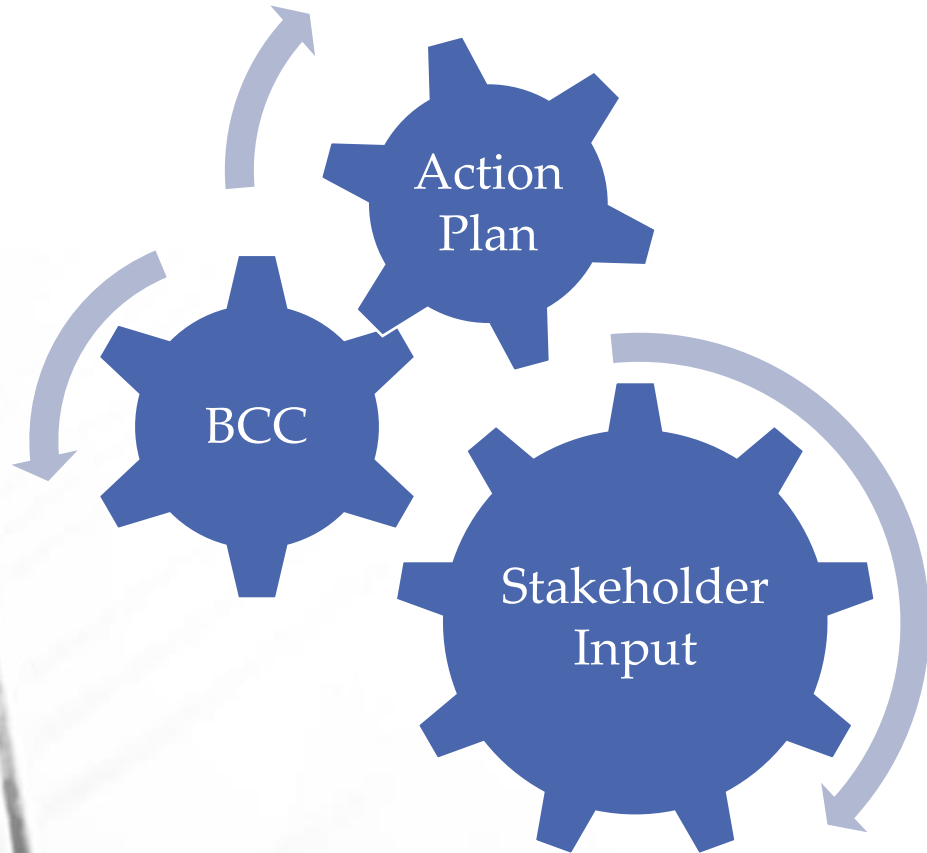


# County Priorities

- Special Needs Populations
  - Chronically Homeless
  - Homeless Families
  - Persons with Disabilities
  - Youth Aging Out of Foster Care
- Leveraging Housing Resources
- Affordable For-Sale Housing



# Stakeholder-Driven Process



- Municipal Partners
- Non-Profit Service Providers
- Housing Developers
- Housing Authorities
- Housing Leadership Council
- Affordable Housing Collaborative
- Countywide Community Revitalization Team
- Glades Technical Advisory Committee
- Community Land Trust
- County Departments
- Community Redevelopment Agencies
- Community Development Corporations



# Stakeholder Meetings

Meeting	Date	Location
CDBG Municipalities	January 19 <sup>th</sup>	West Palm Beach
BCC Workshop	January 30 <sup>th</sup>	West Palm Beach
Special Needs Advisory Coalition	March 15 <sup>th</sup>	Boynton Beach
Housing Leadership Council	March 16 <sup>th</sup>	West Palm Beach
Countywide Community Revitalization	March 20 <sup>th</sup>	Lantana
Public Meeting (West County)	March 20 <sup>th</sup>	Belle Glade
Affordable Housing Collaborative	March 21 <sup>st</sup>	Boynton Beach
Glades Technical Advisory Committee	March 22 <sup>nd</sup>	South Bay
Public Meeting (East County)	March 23 <sup>rd</sup>	West Palm Beach
BCC Workshop	April 24 <sup>th</sup>	West Palm Beach
Public Meeting (West County)	June 19 <sup>th</sup>	Belle Glade
Public Meeting (East County)	June 20 <sup>th</sup>	West Palm Beach
BCC Meeting	July 10 <sup>th</sup>	West Palm Beach

# Public Comments



- Increase support for municipal code enforcement
- High demand for domestic violence shelter
- Establish competitive process for public service funds
- Expand youth recreation programs in Glades
- Establish homeless resource center in Glades
- Infrastructure in support of economic development





# ESG Process

- Administered by Department of Community Services
- ESG allocation for FY 2017-2018 was \$519,046
- Provided to local non-profit agencies through competitive process
- Priority for emergency shelter for families and rapid re-housing
- Funding recommendations made by PBC Homeless and Housing Alliance non-conflict grant review committee on April 23<sup>rd</sup>
- Funding recommendations will be brought to the Board in the Action Plan at the July 10<sup>th</sup> meeting



# Proposed HOME Program Strategies FY 2018-2019

HOME Activity	FY 2017-18 Actual	FY 2018-19 Proposed
Housing Development	\$569,725	\$889,450
TBRA	\$569,725	\$250,000
CHDO Activities	\$325,557	\$325,557
Program Administration	\$162,778	\$162,778
<b>HOME Total</b>	<b>\$1,627,785</b>	<b>\$1,627,785</b>



# Proposed CDBG Program Strategies FY 2018-2019

CDBG Activity	FY 2017-18 Actual	FY 2018-19 Proposed
Public Services	\$ 873,246	\$ 873,246
Local Entitlement Municipalities	\$ 1,069,880	\$ 949,790
Special Area of Hope	\$ 316,372	\$ 316,372
Economic Development	\$ 777,818	\$ 777,818
Countywide Housing Rehabilitation	\$ -	\$ 700,000
County Capital Projects	\$ 1,620,000	\$ 1,040,090
Program Administration	\$ 1,164,329	\$ 1,164,329
<b>CDBG Total</b>	<b>\$ 5,821,645</b>	<b>\$ 5,821,645</b>



# Public Services

**HUD allows up to 15% of CDBG grant**

Proposed Public Service Activities: \$ 873,246

- 75% - County Homeless Facilities \$ 654,935
  - Philip D. Lewis Center
  - REACH Family Shelter
- 25% - Existing Non Profit Partners \$ 218,311



# Public Services (Existing Non Profit Partners)

Agency	Proposed	Percent
County Homeless Facilities	\$ 654,935	75.0%
Legal Aid Society	\$ 49,441	5.7%
Seagull Industries for the Disabled	\$ 26,518	3.0%
Aid to Victims of Domestic Abuse	\$ 23,378	2.6%
Coalition for Independent Living Options	\$ 20,186	2.3%
Urban League	\$ 17,097	2.0%
Children's Place at Home Safe	\$ 16,262	1.8%
Sickle Cell Foundation	\$ 16,256	1.8%
Place of Hope	\$ 14,508	1.7%
Redlands Christian Migrant Association	\$ 13,200	1.5%
Vita Nova	\$ 12,761	1.5%
Healthy Mothers/Healthy Babies	\$ 9,703	1.1%
TOTAL	\$ 873,246	100%





# Formula Allocation to Municipalities & Unincorporated

Area	Share%	Share \$	Add. \$ *	Allocation
Lake Worth	9.06%	\$ 243,703	\$ 15,252	\$ 258,956
Riviera Beach	4.95%	\$ 133,149	\$ 8,333	\$ 141,482
Greenacres	4.90%	\$ 131,804	\$ 8,249	\$ 140,053
Belle Glade	4.56%	\$ 122,659	\$ 7,677	\$ 130,335
Palm Springs	4.10%	\$ 110,285	\$ 6,902	\$ 117,187
Lantana	2.21%	\$ 59,446	\$ 3,721	\$ 63,167
Pahokee	1.22%	\$ 32,817	\$ 2,054	\$ 34,870
Lake Park	1.02%	\$ 27,437	\$ 1,717	\$ 29,154
South Bay	0.89%	\$ 23,940	\$ 1,498	\$ 25,438
Mangonia Park	0.32%	\$ 8,608	\$ 539	\$ 9,146
Unincorporated PBC	60.88%	\$ 1,637,599	\$ 102,491	\$ 1,740,090
Mun. w/o Target Areas	5.89%	\$ 158,434	N/A	N/A
<b>TOTAL</b>	<b>100.0%</b>	<b>\$ 2,689,880</b>	<b>\$158,434</b>	<b>\$ 2,689,880</b>

\*Additional funds from proportionate distribution of shares from municipalities without CDBG target areas.



# Local Entitlement Municipalities

Municipality	Formula Allocation
Lake Worth, City of	\$ 258,956
Riviera Beach, City of	\$ 141,482
Greenacres, City of	\$ 140,053
Belle Glade, City of	\$ 130,335
Palm Springs, Village of	\$ 117,187
Lantana, Town of	\$ 63,167
Pahokee, City of	\$ 34,870
Lake Park, Town of	\$ 29,154
South Bay, City of	\$ 25,438
Mangonia Park, Town of	\$ 9,146
TOTAL	\$ 949,790



# Special Area of Hope Program

## **Annual rotation among all 11 Local Entitlement Municipalities**

- Program allocation started in FY 2001
- After rotation among 3 Glades municipalities, began rotating among all municipalities in FY 2013-2014
- City of Pahokee will receive \$316,372 in FY 2018-2019



# Economic Development

Agency	Proposed
Economic Development Services	\$ 471,818
Center for Enterprise Opportunity	\$ 80,000
Center for Technology, Enterprise, and Development	\$ 226,000
TOTAL	\$ 777,818



# County Capital Projects

Project	Department	Proposed
Limestone Creek Park – construction of basketball courts	Parks/FDO	\$ 150,000
To Be Determined	TBD	\$ 890,090
TOTAL	N/A	\$ 1,040,090





# Board Direction

