

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
WORKSHOP SUMMARY

Meeting Date: May 19, 2020

Department: Department of Housing and Economic Sustainability

I. EXECUTIVE BRIEF

Title: Consolidated Planning Process for Fiscal Years 2020 – 2024 and Action Plan for Fiscal Year 2020 - 2021

Summary: Staff seeks Board direction on priority needs that will guide development of goals for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs, and direction on strategies for allocation of next year's grant funds. U.S. Department of Housing and Urban Development (HUD) regulation at 24 CFR Part 91 requires Palm Beach County prepare, no less than every five (5) years, a Consolidated Plan identifying the housing, economic and community development needs and goals of its Urban County Program Jurisdiction. The County's Urban County Program Jurisdiction includes the unincorporated area and twenty-nine (29) local municipalities that participate in the program via interlocal cooperation agreement. Each year, the County must prepare an Action Plan identifying uses of the CDBG, HOME, and ESG annual grant awards for the upcoming year.

The Consolidated Plan is prepared in HUD software to meet format and content requirements, and provides data from the U.S. Census Bureau's American Community Survey. The Consolidated Plan includes a) a Needs Assessment identifying housing, economic and community development needs; b) a Market Analysis describing the Jurisdiction in statistical terms; and c) a Strategic Plan identifying priority needs and goals for use of the CDBG, ESG, and HOME funds. The goals must all serve HUD's objectives of creating affordable housing, a suitable living environment and expanding economic opportunities for lower-income persons. Development of the Consolidated Plan involves a public participation process that includes five (5) public meetings, a community needs survey and outreach to numerous stakeholder groups. Priority needs have been identified based on the statistical research and stakeholder input and staff now seeks Board feedback and direction on the identified priority needs.

HUD has advised of the following grant allocations for FY 2020 – 2021: CDBG - \$6,689,932; HOME - \$2,391,052; and ESG - \$562,941. Staff seeks Board direction on proposed strategies for allocation of these funds for the development of the Action Plan for FY 2020-2021.

The Consolidated Plan and the Action Plan will be prepared to reflect Board direction, and after additional public meetings will be presented to the Board for final approval on July or August 2020. Countywide (HJF)

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 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.

Attachment(s):

1. Presentation

Recommended By: Jonathan Brown 5/11/2020
Department Director Date

Approved By: Donna M. Miller 5/11/2020
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
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:


OFMB
4/13/2020



Contract Development and Control
4-6-2020 TD

B. Legal Sufficiency:

/s/ Howard Falcon
Assistant County Attorney

C. Other Department Review:

Department Director



Consolidated Plan Process and Action Plan

**Palm Beach County Board of County Commissioners
May 19, 2020 Workshop**



Purpose

To seek BCC direction on:

- 1) Priority needs for CDBG, HOME, and ESG for the Consolidated Plan for 2020 – 2024; and
- 2) FY 2020 – 2021 funding strategies.

Contents

- Overview
- Research
- Stakeholder Input
- Priority Needs
- Resources
- FY 2020-2021 Funding Strategies
- Next Steps



Overview

Consolidated Plan Process and Action Plan



Overview

Palm Beach County receives annual formula grants from U.S. Department of Housing and Urban Development (HUD)

- Community Development Block Grant (CDBG)
- HOME Investments Partnership (HOME)
- Emergency Solutions Grant (ESG)

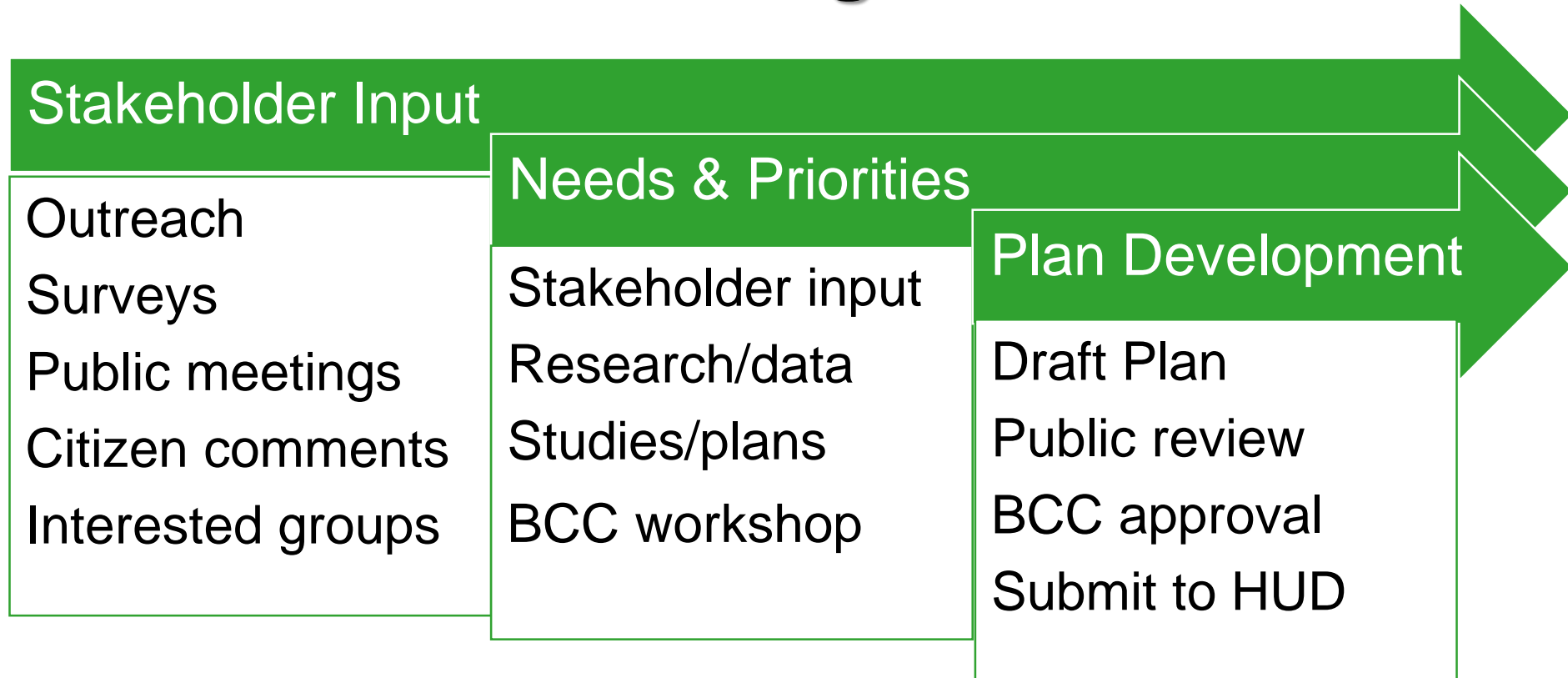
Overview

HUD requires a Consolidated Plan every 5 years, and an Action Plan each year.

- HUD regulations prescribe format and content
- Unincorporated area and 29 municipalities
- Consolidated Plan identifies priority needs and program goals for CDBG, HOME, and ESG
- Action Plan identifies activities and funding allocations for upcoming program year

Overview

Consolidated Planning Process





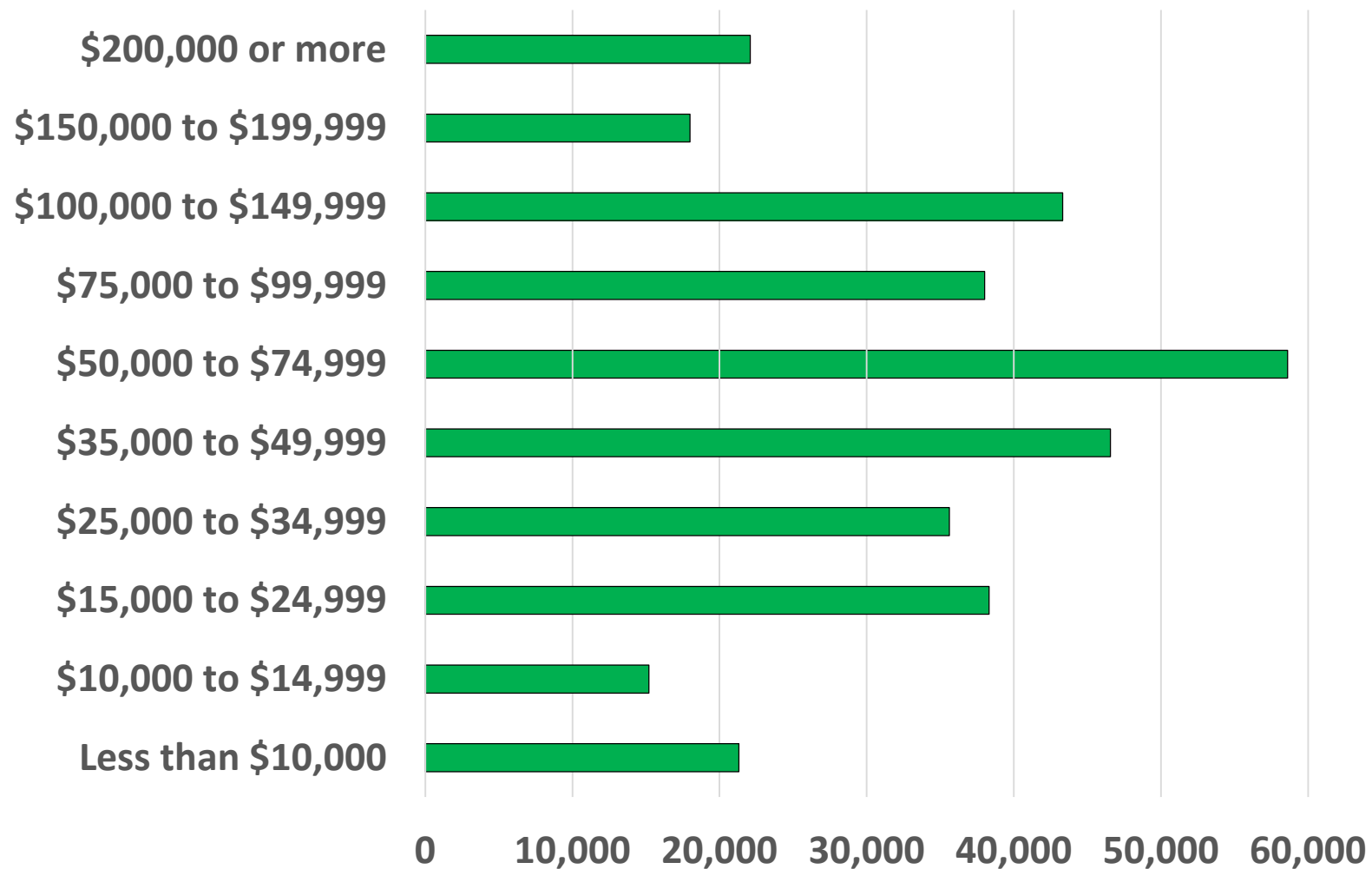
Research

Consolidated Plan Process and Action Plan



Research - Income

Households by Income



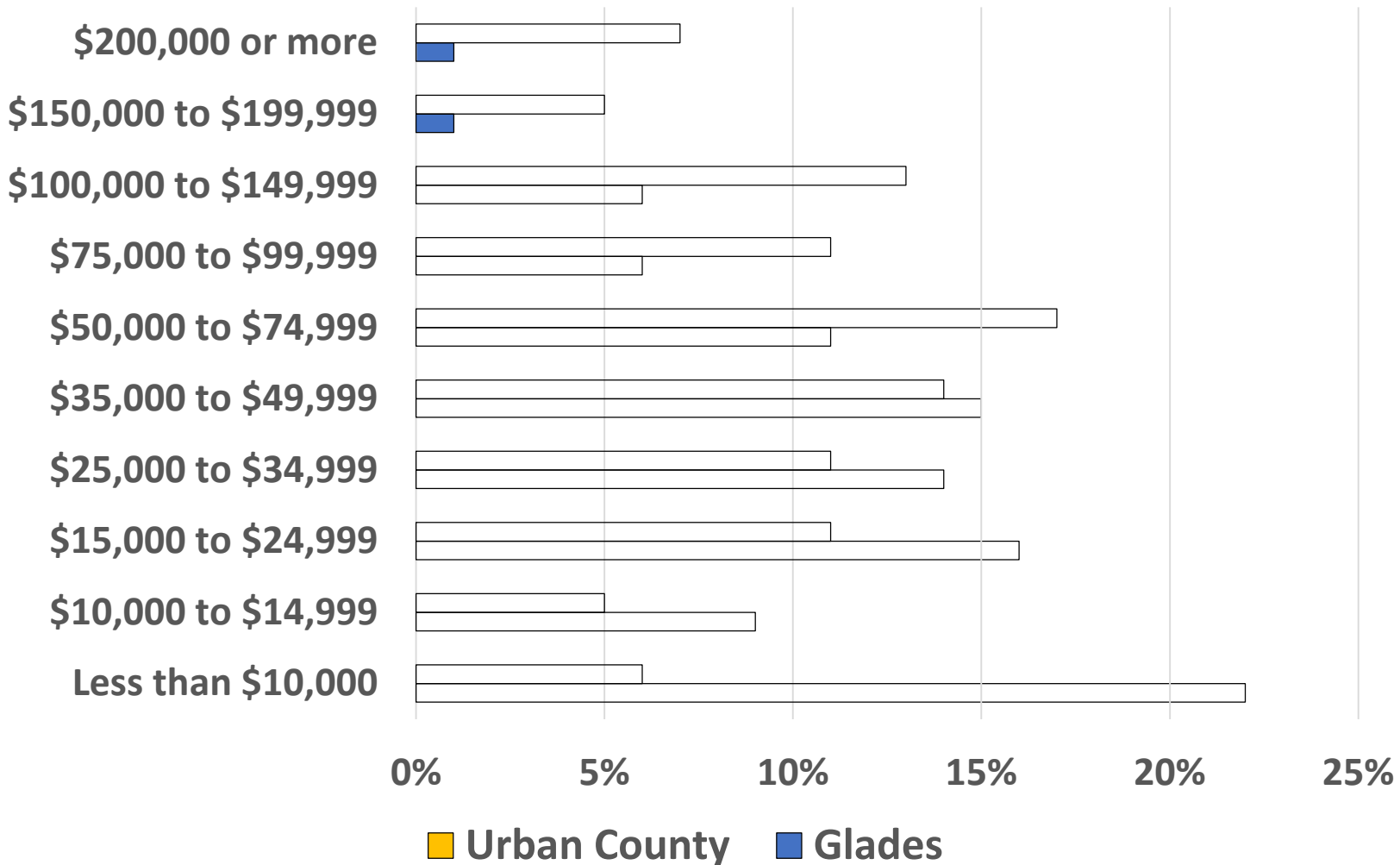
Nearly one quarter of all households earn less than \$25,000 per year, including over 20,000 that earn less than \$10,000.

HUD 2020 median income countywide is \$79,100.

Source: American Community Survey (2018) DP03

Research - Income

Urban County / Glades Income Comparison



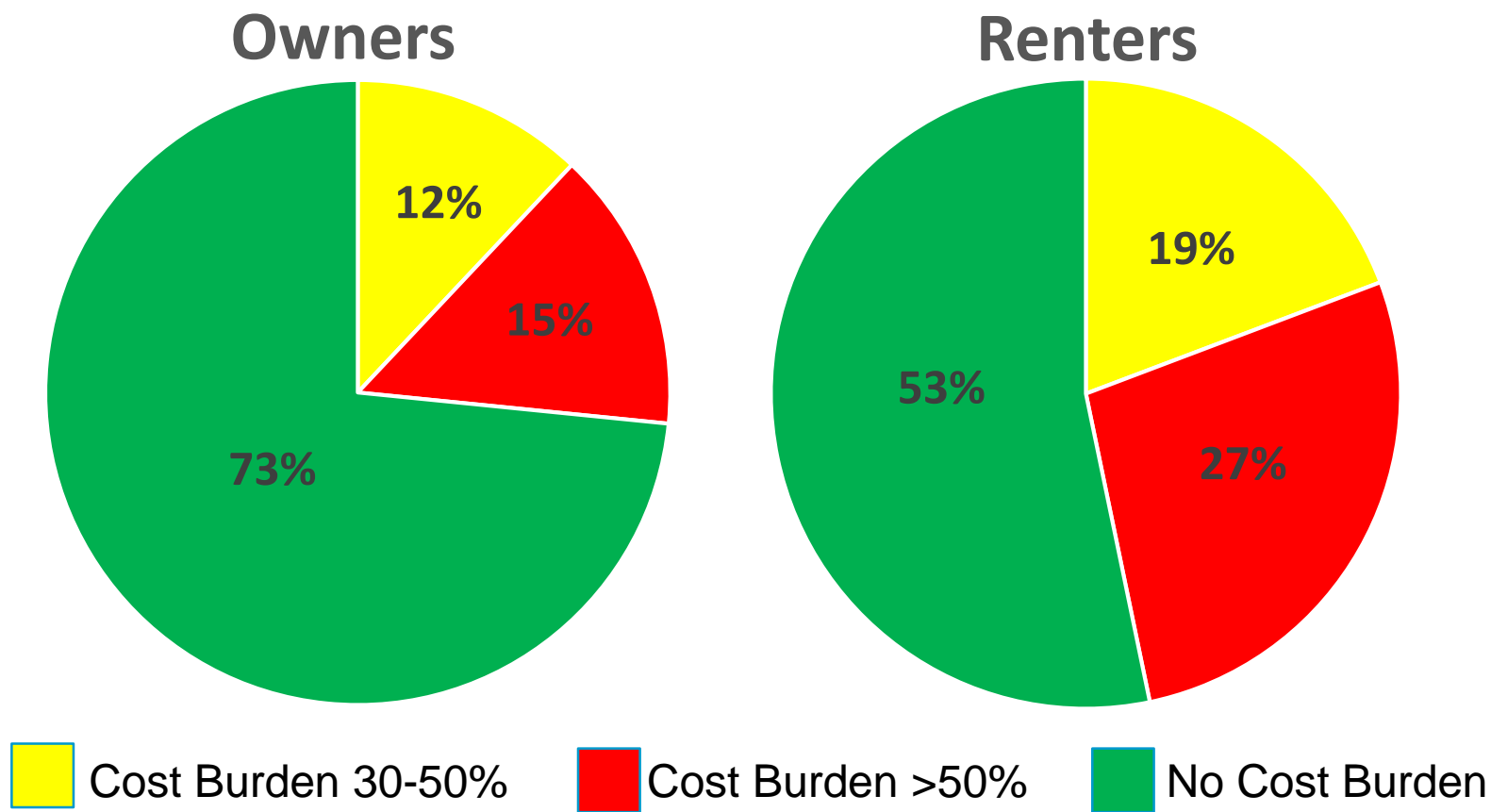
Nearly half (47%) of all households in Glades earn less than \$25,000 per year, including 22% that earn less than \$10,000.

37% of Glades households on foods stamps / public assistance

Source: American Community Survey (2018) DP03

Research – Cost Burden

One third of all households are cost-burdened, paying more than 30% of income for housing, including 62,239 owners and 44,470 renters.



\$364,000
**PBC median
SF sale price**
\$1,434
**PBC fair
market rent
2BR unit**

Source: HUD Community
Housing Affordability Survey

Research - Fair Housing

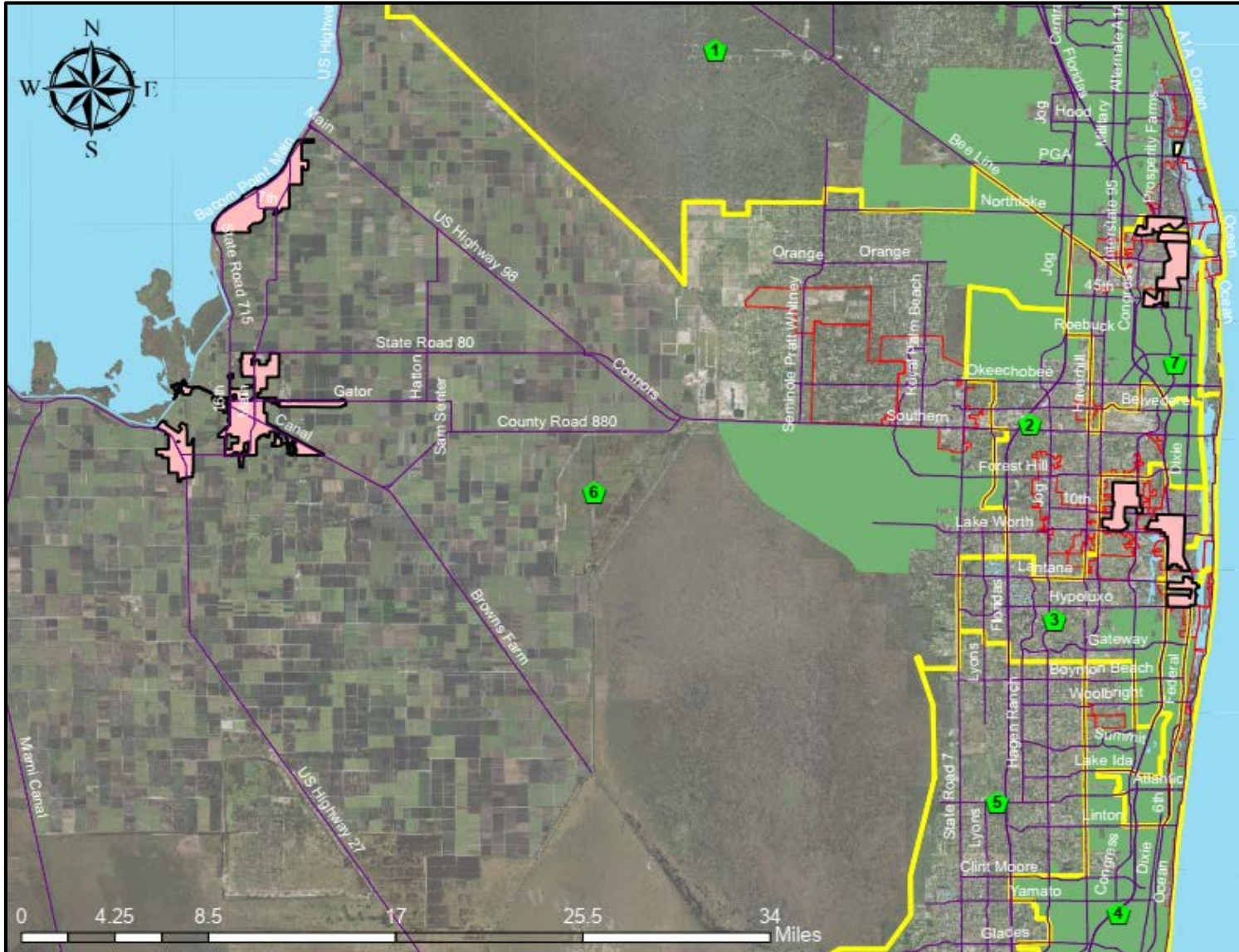
500 housing complaints 2017 – 2019

- Disability (58%) / National Origin (10%) / Color (10%)
- Denial of Reasonable Accommodation (35%) / Discrimination in Terms (24%) / Refusal to Rent (10%)

HES online fair housing survey

- 38% said same incomes \neq same housing options
- 84% experienced discrimination when renting/buying
- 49% said there is segregation in where people reside

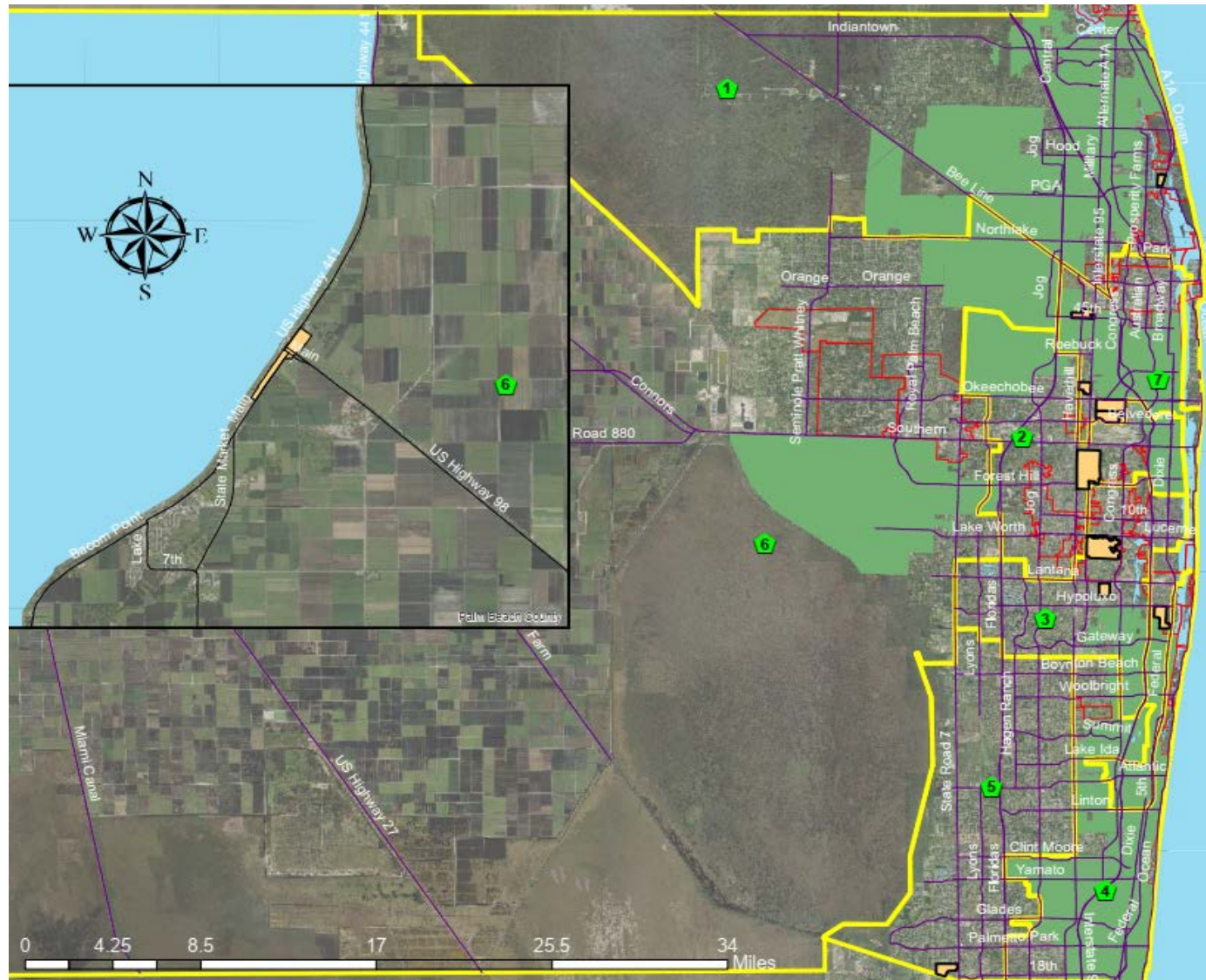
Research – Target Areas



Municipality

- Belle Glade
- Greenacres
- Lake Park
- Lake Worth Beach
- Lantana
- Mangonia Park
- Pahokee
- Palm Springs
- Riviera Beach
- South Bay

Research – Target Areas



Unincorporated

- Canal Point
- Gramercy Park
- Juno Ridge
- Lake Worth Corridor
- Military Trail
- San Castle
- Schall Circle
- Seminole Manor
- Westgate/Belvedere
- Watergate

Research - Economic

- PBC labor force over 716,000 workers
- Over 57,000 businesses
- Top 5 Employment Sectors by Jobs
 1. Health Care & Social Assistance (15%)
 2. Retail Trade (13%)
 3. Accommodation & Food Services (11%)
 4. Administrative & Waste Services (8%)
 5. Professional, Scientific & Technical Services (7%)



Source: FDEO 2018

Research - Economic

COVID-19 Impact on PBC

- Unemployment rate increased from 3.1% in February to 4.4% in March
- 33,423 unemployment claims by April 4th, representing 4.6% of labor force
- Biggest job losses in Accommodations & Food Service (7,547), Retail Trade (3,389), and Health Care & Social Assistance (3,328)

Source: FDEO http://lmsresources.labormarketinfo.com/covid19/initial_claims.html (2020)

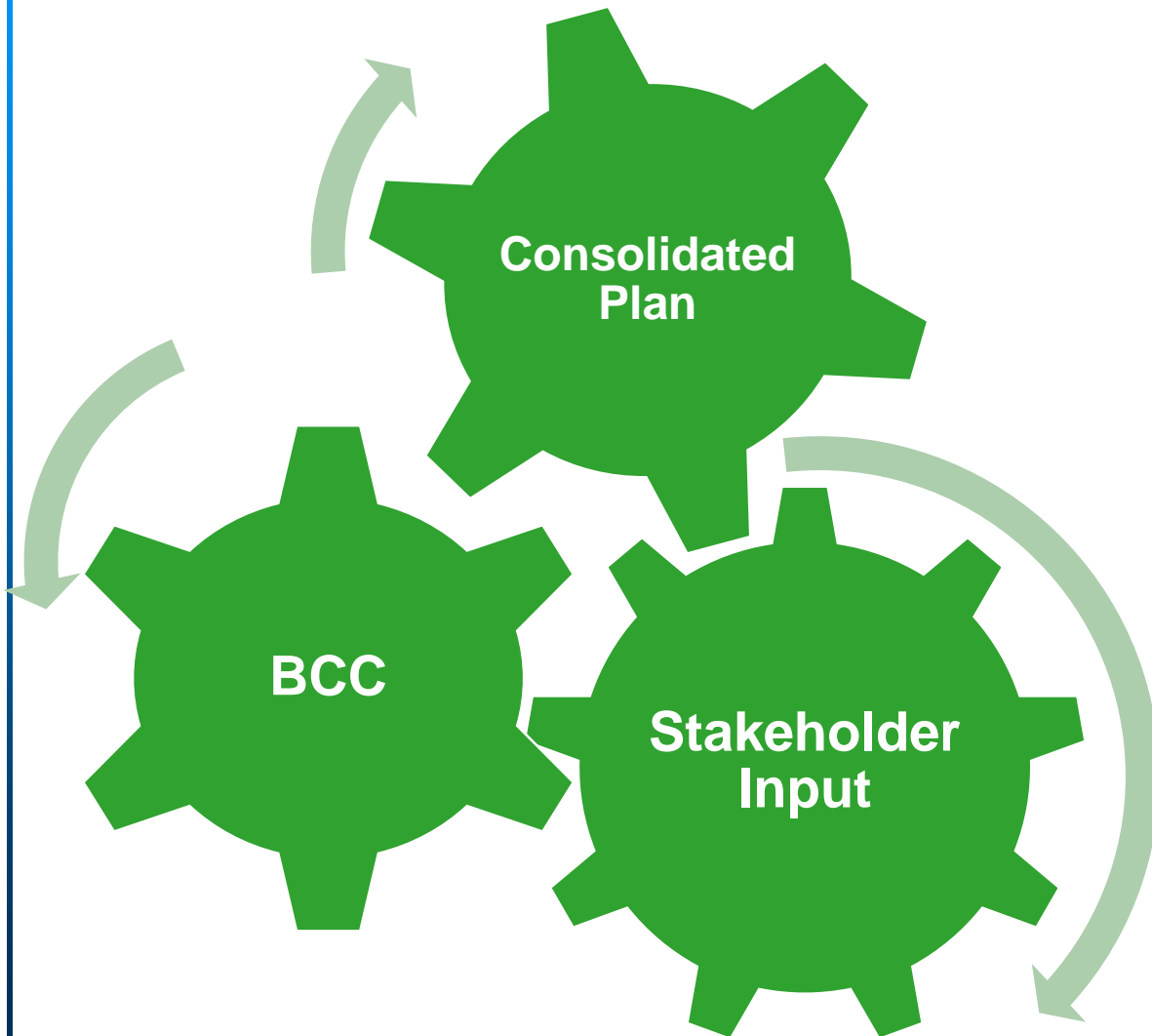


Stakeholder Input

Consolidated Plan Process and Action Plan



Stakeholder Input



- Residents of Palm Beach County
- Municipal Partners
- County Departments & CDTs
- Public Housing Authorities
- Housing Leadership Council
- Homeless Advisory Board
- Homeless and Housing Alliance
- Citizens Advisory Committee on HHS
- Affordable Housing Collaborative
- Glades Technical Advisory Council
- Re-Entry Housing Subcommittee
- Area Agency on Aging
- Non-Profit Service Providers
- Community Redevelopment Agencies

Stakeholder Input

Summary of Public Comments

- Affordable housing
- Housing improvements in Glades Region
- Code enforcement issues
- Deteriorating homes need repair
- Public water/sewer service in neighborhoods
- HUD reducing support for public housing
- Persons w/ chronic diseases have special needs
- Need for emergency mortgage/rental assistance
- Need for small business emergency assistance

Stakeholder Input

HES Online Community Needs Survey (550 responses)

- Most common housing problems are affordability (23%), repairs needed (23%), and cost of insurance (14%).
- 10% have been homeless, and most common reasons were cost of housing, loss of job, and divorce.
- Homeless need gainful employment and affordable housing.
- 64% say more community services needed – mental health, transportation, drug/alcohol.
- 40% do not feel secure in their finances, need better paying job, job opportunities, and medical insurance.



Priority Needs

Consolidated Plan Process and Action Plan



Priority Needs

Affordable Housing

- **Expand stock through new construction**
- **Preserve existing stock with rehabilitation**
- **Increase ownership w/ homebuyer assistance**
- **Preserve ownership w/ foreclosure prevention**
- **Increase housing for very low income renters**

Priority Needs

Homelessness

- **Emergency Shelter**
- **Permanent Supportive Housing**
- **Rapid Re-Housing**
- **Homeless Prevention**
- **Support Services**

Priority Needs

Social Services Priorities

- Homelessness*
- Physical Disabilities*
- Mental Disabilities
- Developmental Disabilities*
- Abused and Neglected Children*
- Youth Aging Out Of Foster Care*
- Victims of Domestic Violence*
- Persons with Chronic Diseases*
- Alcohol/Drug Addiction
- Veterans*
- Fair Housing*
- Housing Counseling*
- HIV/AIDS
- Ex-Offenders
- Elderly*
- Pregnant Women*
- Child Development*

Priorities marked with an asterisk (*) are currently being funded through CDBG/HOME/ESG Programs.

Priority Needs

Infrastructure & Facilities

- **Paving and Drainage**
- **Water and Sewer**
- **Parks and Recreation**
- **Community Centers**
- **Green & Resilient Infrastructure / Facilities**
- **Geographic Target Areas**

Priority Needs

Economic Development

- Job Creation & Retention
- Business Services
 - Financing
 - Technical Assistance
 - Incubators



Resources

Consolidated Plan Process and Action Plan



Resources

Community Development Block Grant (CDBG)

Provide a suitable living environment and economic opportunities primarily for low- and moderate- income persons (<80% AMI: \$70,250 for a family of four)

Eligible Activities

- Public facilities and infrastructure
- Public services
- Economic development
- Housing activities

Resources

HOME Investment Partnerships (HOME)

Provide decent affordable housing to low- and moderate-income households (<80% AMI: \$70,250 for a family of four)

Eligible Activities

- Housing development
- Homebuyer assistance
- Acquisition and/or rehabilitation
- Tenant Based Rental Assistance (TBRA)
- Community Housing Development Organization (CHDO)

Resources

Emergency Solutions Grant (ESG)

Provide housing and supportive services to homeless and at-risk population (<30% AMI: \$26,350 for family of four)

Eligible Activities

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



Funding Strategies for FY 2020-2021

Consolidated Plan Process and Action Plan



Resources

Program	FY 2019-2020	FY 2020-2021
CDBG	\$ 6,406,686	\$ 6,689,932
HOME	\$ 2,145,072	\$ 2,391,052
ESG	\$ 546,649	\$ 562,941
Total	\$ 9,098,407	\$ 9,643,925

CDBG FY 2020 - 2021

Activity	Amount
Countywide Public Services	\$ 1,003,489
Economic Development	\$ 777,819
Local Entitlement Municipalities	\$ 1,192,167
Special Area of Hope	\$ 364,164
County Capital Projects	\$ 2,014,307
Program Administration	\$ 1,337,986
Total CDBG	\$ 6,689,932

CDBG: Public Services

HUD allows up to 15% of CDBG grant

Total Countywide Public Services \$1,003,489

- 75% County Homeless Facilities \$ 752,616

- Philip D. Lewis Center

- REACH Family Shelter

- 25% Private Not-for-Profit Agencies \$ 250,873

- Services addressing priority needs

- Continue funding current agencies in FY 2020-2021

- Undertake RFP to select agencies for FY 2021-2022

CDBG: Economic Development

Activity	Amount
Center for Enterprise Opportunity	\$ 80,000
Center for Technology, Enterprise, & Development	\$ 226,000
Economic Development Services	\$ 471,819
Total Economic Development	\$ 777,819

CDBG: Municipalities

Municipality	Allocation
Belle Glade	\$ 159,860
Greenacres	\$ 208,875
Lake Park	\$ 49,767
Lake Worth Beach	\$ 266,560
Lantana	\$ 65,226
Mangonia Park	\$ 12,066
Pahokee	\$ 44,866
Palm Springs	\$ 154,205
Riviera Beach	\$ 194,170
South Bay	\$ 36,572
Total Municipal	\$ 1,192,167

The 10 municipalities with CDBG target areas are allocated a local entitlement based on HUD formula of population, poverty, and housing overcrowding.

CDBG: Special Area of Hope

Special CDBG allocation rotates annually among all Local Entitlement Municipalities

- Started in FY 2001-2002 with Glades municipalities
- BCC directive in FY 2013-2014 to include all municipalities
- Riviera Beach to receive \$364,164 in FY 2020-2021 towards comprehensive infrastructure improvements on West 35th Street (roadway, drainage, water/sewer).

CDBG: County Capital Projects

Project	Department	Amount
C.L. Brumbeck Health Center Renovation (District 6)	FDO	\$ 961,000
Lantana / Lake Worth Health Center Renovation (District 7)	FDO	\$ 60,000
Jupiter Health Center Renovation (District 1)	FDO	\$ 197,500
Wabasso Drive / L-2 Canal Bridge Replacement (District 7)	ENG	\$ 796,288
County Project Total		\$ 2,014,788

HOME FY 2020 - 2021

Programs implemented by HES and in partnership with housing developers and the Community Services Department.

Program	Amount
Rental Housing Development	\$ 800,000
Homebuyer Assistance	\$ 623,737
TBRA	\$ 250,000
CHDO Activities	\$ 478,210
Program Administration	\$ 239,105
Total HOME	\$ 2,391,052

ESG FY 2020 - 2021

Community Services Department conducts RFP for not-for-profit agencies serving the homeless and those at risk.

Activity	Amount
Rapid Re-Housing	\$ 270,808
Emergency Shelter	\$ 180,538
HMIS	\$ 75,000
Program Administration	\$ 36,595
Total ESG	\$ 562,941



Next Steps

Consolidated Plan Process and Action Plan



Next Steps

- 1. Draft Consolidated & Action Plans**
- 2. Publish draft Plans for public review**
- 3. Public meetings**
- 4. July or August BCC meeting to approve Consolidated & Action Plans**



Questions / Direction





Thank you!

