

Agenda Item #: **6D-1**

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	July 14, 2020	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department: **Housing and Economic Sustainability**

I. EXECUTIVE BRIEF

Motion and Title: **Staff recommends motion to adopt:** a Resolution approving the Palm Beach County Consolidated Plan for Fiscal Years 2020 - 2024; approving the Palm Beach County Action Plan for Fiscal Year 2020 - 2021; and authorizing the County Administrator, or designee, to execute Standard Forms 424 and Certifications for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs, and funding agreements, amendments thereto, and all other documents necessary for implementation of Consolidated Plan, Action Plan, CDBG, HOME, and ESG activities.

Summary: The Consolidated Plan identifies priority needs, goals, and expected resources for the CDBG, HOME, and ESG Programs for the 2020 - 2024 period, and includes a Citizen Participation Plan, Residential Anti-Displacement and Relocation Assistance Plan, and Analysis of Impediments to Fair Housing Choice. The Action Plan allocates FY 2020 - 2021 program funding as follows: \$6,689,932 in CDBG funds plus program income of \$10,000 (Attachment 4), \$2,391,052 in HOME funds (Attachment 5), and \$562,941 in ESG funds (Attachment 6). The Consolidated Plan and the Action Plan are consistent with Board of County Commissioners' (BCC) direction on priority needs and funding strategies from the May 19, 2020, workshop (Item 4D). A summary of the draft Plans and notice of this meeting were published on June 14, 2020, posted on the department website, and sent electronically to all known interested parties. A public meeting to obtain citizen input on the Plans was held on June 23, 2020, with video and telephone access for remote participation. A summary of the citizen participation process and public comments is provided (Attachment 7). Any revisions directed by the BCC today will be incorporated into the Plans before submittal to the U.S. Department of Housing and Urban Development (HUD). **CDBG funds require no local match. The HOME required local match (\$508,099) will be provided from the State Housing Initiatives Partnership Program. The ESG required local match (\$562,941) will be provided by the four (4) ESG-funded agencies, the Department of Community Services, and the Department of Housing and Economic Sustainability (HES).** This Agenda Item will approve a total of \$9,653,925 in federal funding. Countywide (HJF)

Background and Policy Issues: Federal regulations at 24 CFR Part 91 require that no less than every five (5) years the County prepare a Consolidated Plan identifying the housing, economic and community development needs and goals of its Urban County Program Jurisdiction, and require that every year the County prepare an Action Plan allocating the CDBG, HOME and ESG Program grants. HES has prepared the Consolidated Plan and Action Plan in compliance with HUD regulations at 24 CFR Part 91. Approval of the Consolidated Plan and Action Plan will complete the consolidated planning process.

Attachment(s):

1. Resolution
2. Standard Forms 424 for CDBG, HOME, and ESG Programs
3. Certifications
4. CDBG Allocations
5. HOME Allocations
6. ESG Allocations
7. Summary of Citizen Participation Process and Public Comments
8. Palm Beach County Consolidated Plan for Fiscal Years 2020 - 2024 (inclusive of the Palm Beach County Action Plan for Fiscal Year 2020 - 2021)

Recommended By: Jonathan Brown
Department Director

6/23/2020
Date

Approved By: David M. Rich
Assistant County Administrator

7/9/2020
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	-0-				
Operating Costs	10,799,965				
External Revenues	(10,152,024)				
Program Income	(10,000)				
In-Kind Match (County)	(526,346)				
NET FISCAL IMPACT	111,595				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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Is Item Included In Current Budget? Yes X No _____


Does this Item include the use of Federal funds? Yes X No _____

Budget Account No.:

Fund various Dept 143 Unit various Object various Program Code/Period various

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

This Agenda Item will approve funding recommendations for the following programs: CDBG: \$6,689,932 (plus program income of \$10,000); ESG: \$562,941; and HOME: \$2,391,052. The \$508,099 HOME match will be provided by State SHIP program income funds (Fund 1100) and \$526,346 in-kind match will be provided by ESG subrecipient agencies. The \$111,595 net fiscal impact represents the Department of Community Services (\$100,617) and the Department of Housing and Economic Sustainability (\$10,978).

C. Departmental Fiscal Review: 
Shairrette Major, Fiscal Manager II

III. REVIEW COMMENTS

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

[Signature] 7/2/2020
OFMB

Mr. J. Jaworski 7/7/20

Contract Development and Control

7-6-20 TW

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

RESOLUTION R2020-_____

A RESOLUTION APPROVING THE PALM BEACH COUNTY CONSOLIDATED PLAN FOR FISCAL YEARS 2020-2024; APPROVING THE ACTION PLAN FOR FISCAL YEAR 2020 -2021, AND AUTHORIZING THE COUNTY ADMINISTRATOR OR DESIGNEE TO EXECUTE STANDARD FORMS 424 AND CERTIFICATIONS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) PROGRAMS, AND FUNDING AGREEMENTS, AMENDMENTS THERETO, AND ALL OTHER DOCUMENTS NECESSARY FOR IMPLMEMNTATION OF CONSOLIDATED PLAN, ACTION PLAN, CDBG, HOME, AND ESG ACTIVITIES.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD), through Final Rule 24 CFR Part 91, published on January 5, 1995, consolidated into a single submission the planning and application aspects of the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), and the HOME Investment Partnerships (HOME) Programs; and

WHEREAS, 24 CFR Part 91 requires that Palm Beach County submit a Consolidated Plan no less than every five years; and

WHEREAS, 24 CFR Part 91 requires that Palm Beach County submit an Action Plan each year; and

WHEREAS, 24 CFR Part 91 and the HUD Miami Area Office require that the Consolidated Plan and the Action Plan be duly authorized by the governing body of Palm Beach County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

The Palm Beach County Consolidated Plan for Fiscal Years 2020-2024 is approved; and

The Palm Beach County Action Plan for FY 2020-2021 is approved; and

The County Administrator, or designee, is authorized to execute Standard Forms 424 and Certifications for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs, funding agreements, amendments thereto, and other documents necessary for implementation of Consolidated Plan, Action Plan, CDBG, HOME, and ESG activities.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and being put to a vote, the vote was as follows:

Commissioner Dave Kerner, Mayor	- _____
Commissioner Robert S. Weinroth, Vice Mayor	- _____
Commissioner Hal R. Veleche	- _____
Commissioner Gregg K. Weiss	- _____
Commissioner Mary Lou Berger	- _____
Commissioner Melissa McKinlay	- _____
Commissioner Mack Bernard	- _____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20____.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

ATTEST: SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Assistant County Attorney

By: _____
Deputy Clerk

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☐ New
☒ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

4. Applicant Identifier:

B-20-UC-12-0004

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Palm Beach County Board of County Commissioners

* b. Employer/Taxpayer Identification Number (EIN/TIN):

35-5000783

* c. Organizational CLNS:

0784704810003

d. Address:

* Street1: 100 Australian Avenue

Street2: Suite 500

* City: West Palm Beach

County/Parish: Palm Beach

* State: FL: Florida

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 33405-1465

e. Organizational Unit:

Department Name:

Housing & Econ. Sustainability

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Jonathan

Middle Name:

JT

* Last Name:

Brown

Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number: 561-233-3662

Fax Number: 561-233-3651

* Email: jbrown2@pbccgov.org

ATTACHMENT 2

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

3: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Palm Beach County's CDBG Program includes public facilities and infrastructure, public services, economic development, code enforcement, and program administration

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2020

* b. End Date: 05/30/2021

18. Estimated Funding (\$):

* a. Federal	6,689,932.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	10,000.00
* g. TOTAL	6,699,932.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Jonathan
Middle Name: B
* Last Name: Brown
Suffix:

* Title: Director

* Telephone Number: 561-233-3602

Fax Number: 561-233-3651

* Email: jbrown2@pb.gov.org

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0003
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1988 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1986, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	TITLE <div style="border: 1px solid black; padding: 2px;">Director</div>
APPLICANT ORGANIZATION <div style="border: 1px solid black; padding: 2px;">Palm Beach County</div>	DATE SUBMITTED <div style="border: 1px solid black; height: 20px; width: 100%;"></div>

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☐ New
☒ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

3. Date Received:

4. Applicant Identifier:

M-20-DC-12-C315

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Palm Beach County Board of County Commissioners

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000785

* c. Organizational DUNS:

0786704810000

d. Address:

* Street1: 100 Australian Avenue

Street2: Suite 500

* City: West Palm Beach

County/Parish: Palm Beach

* State: FL: Florida

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 33406-1485

e. Organizational Unit:

Department Name:

Housing & Econ. Sustainability

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.

* First Name: Jonathan

Middle Name: B

* Last Name: Brown

Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number: 561-233-3602

Fax Number: 561-233-3631

* Email: jbrown29pb.gov.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnership Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Palm Beach County's HOME Program includes assistance to developers of affordable housing, first-time homebuyers, tenant-based rental assistance and program administration

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2020

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal

2,391,052.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

2,391,052.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 21B, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Jonathan

Middle Name:

B

* Last Name:

Brown

Suffix:

* Title:

Director

* Telephone Number:

561-233-3502

Fax Number:

561-233-3551

* Email: jbrown26pbogov.org

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (s) institution of environmental quality control measures under the National Environmental Policy Act of 1966 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§433a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director
APPLICANT ORGANIZATION Palm Beach County	DATE SUBMITTED

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☐ New
☒ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

4. Applicant Identifier:

2-20-DC-12-0004

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Palm Beach County Board of County Commissioners

* b. Employer/Taxpayer Identification Number (EIN/TIN):

05-5009795

* c. Organizational DUNS:

0794704813000

d. Address:

* Street1:

100 Australian Avenue

Street2:

Suite 500

* City:

West Palm Beach

County/Parish:

Palm Beach

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

33406-1485

e. Organizational Unit:

Department Name:

Knowledge & Econ. Sustainability

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Jonathan

Middle Name:

B

* Last Name:

Brown

Suffix:

Title: Director

Organizational Affiliation:

* Telephone Number:

561-233-3602

Fax Number:

561-233-3651

* Email:

jbrown2@pbccov.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

3: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14 231

CFDA Title:

Emergency Solutions Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Falm Beach County's ESG Program provides services to the homeless and those at risk of homelessness emergency shelters/transitional housing and rapid re-housing activities.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2020

* b. End Date: 09/30/2021

18. Estimated Funding (\$):

* a. Federal	562,941.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	562,941.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	Mr.	* First Name:	Jonathan
Middle Name:			
* Last Name:	Brown		
Suffix:			

* Title: Director

* Telephone Number: 561-233-3622

Fax Number: 561-233-3651

* Email: jbrown2@pbogov.org

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/29/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director
APPLICANT ORGANIZATION Palm Beach County	DATE SUBMITTED

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement,
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

Date

Jonathan B. Brown
Director

ATTACHMENT 3

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2020, 2021 & 2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K, and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Jonathan B. Brown

Director

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Jonathan B. Brown
Director

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature of Authorized Official

Date

Jonathan B. Brown

Director

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Jonathan B. Brown

Director

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Palm Beach County
Community Development Block Grant (CDBG) Program FY 2020 - 2021 Allocations

Public Service Activities (Maximum 15% of CDBG)		
1 PBC Community Services	Philip D. Lewis Center	\$ 652,618
2 PBC Community Services	Program REACH	\$ 100,000
3 Legal Aid Society	Fair Housing Program	\$ 57,901
4 Seagull Industries	Seagull Achievement Center	\$ 30,406
5 Aid to Victims of Domestic Abuse	Transitional Housing	\$ 25,589
6 Coalition for Independent Living Opt	DINE Program	\$ 23,080
7 The Urban League of PBC	Comprehensive Housing Counseling	\$ 19,568
8 Children's Place at Home Safe	Therapeutic Shelter	\$ 18,565
9 Sickle Cell Foundation	Case management in Glades Region	\$ 18,564
10 Place of Hope	Glades Project	\$ 16,558
11 Redlands Christian Migrant Associa	Child Development Center	\$ 15,052
12 Vita Nova	Vita Nova Village	\$ 14,551
13 Healthy Mothers/Healthy Babies	Prenatal Care Coordination	\$ 11,038
Subtotal Public Services		\$ 1,003,490
Economic Development		
14 Economic Development Services	Direct services to businesses	\$ 471,818
15 Center for Enterprise Opportunity Center for Technology, Enterprise	Small Business Counseling and Lending	\$ 80,000
16 & Development	Business Incubator and Workshops	\$ 226,000
Subtotal Economic Development		\$ 777,818
Code Enforcement		
17 Belle Glade, City of	Code Enforcement	\$ 159,860
18 Pahokee, City of	Code Enforcement	\$ 44,866
19 South Bay, City of	Code Enforcement	\$ 36,572
20 Mangonia Park, Town of	Code Enforcement	\$ 12,066
Subtotal Code Enforcement		\$ 253,364
21 Special Area of Hope	Riviera Beach W. 35th Street Improv.	\$ 364,164
Capital Projects		
22 Lake Worth, City of	Howard Park Improvements	\$ 266,560
23 Greenacres, City of	Original Section Drainage, Phase 7	\$ 208,875
24 Lantana, Town of	5th Street Sidewalk Construction	\$ 65,226
25 Lake Park, Town of	Lake Shore Park Improvements	\$ 49,767
26 Palm Springs, Village of	Target Area Pedestrian Pathways	\$ 154,205
27 Riviera Beach, City of	W. 35th Street Improvements	\$ 194,170
28 PBC Facilities & Development	C.L. Brumbeck Health Ctr. Improv.	\$ 961,000
29 PBC Facilities & Development	Lantana/Lake Worth Health Center	\$ 60,000
30 PBC Facilities & Development	Jupiter Health Center Improv.	\$ 197,500
31 PBC Engineering	Wabasso Drive/L-2 Canal Bridge	\$ 795,807
Subtotal Capital Projects		\$2,953,110
35 Program Administration (Maximum 20% of CDBG)		\$ 1,337,986
36 Projected Program Income	Contingency Reserves	\$ 10,000
CDBG GRAND TOTAL		\$ 6,699,932

Palm Beach County
HOME Investment Partnerships Program (HOME) Allocations FY 2020 - 2021

HOME Investment Partnerships Program

1	Housing Development	\$	800,000	Financing for the construction or rehabilitation of an estimated 16 single or multifamily housing units affordable to <80 AMI households.
2	First-Time Homebuyer Program	\$	623,737	Countywide program providing downpayment, closing cost, and gap financing for 10 first-time <80% AMI homebuyers' purchase of single-family homes for owner occupancy.
3	Tenant-Based Rental Assistance	\$	250,000	Direct financial assistance to re-house 29 homeless <50% AMI individuals and families through provision of rental/utility deposits and temporary rental assistance.
4	CHDO Reserve (15%)	\$	358,657	Loans and grants to certified Community Housing Development Organizations (CHDOs) for the acquisition, new construction, or rehabilitation of at least 1 units of owner or rental housing affordable to <80% AMI households.
5	CHDO Operating (5%)	\$	119,553	Support for operating expenses incurred by CHDOs during implementation of eligible HOME CHDO activities.
6	Program Administration (10%)	\$	239,105	Administrative costs incurred by the Department of Housing and Economic Sustainability.
GRAND TOTAL HOME \$ 2,391,052				

**Palm Beach County Department of Housing and Economic Sustainability
Emergency Solutions Grant (ESG) Allocations FY 2020 - 2021**

1	Aid to Victims of Domestic Abuse	\$	114,520	Support for operations and maintenance of 32-bed emergency shelter serving 144 homeless victims of domestic violence (women and children) annually.
2	Salvation Army	\$	100,499	Support for operations and maintenance of the Center of Hope 50-bed transitional housing facility serving 96 homeless males with housing and supportive services annually.
3	YWCA	\$	55,789	Support for operations and maintenance of 63-bed emergency shelter serving 413 homeless victims of domestic violence (women and children) annually.
4	Adopt-A-Family	\$	180,538	Rapid Re-housing of homeless individuals and families through provision of rental/utility deposits and temporary rental assistance for 119 homeless persons annually.
5	HMIS	\$	75,000	County costs of operation of the Client Management Information System, the HUD-required homeless data collection and reporting software.
6	Program Administration	\$	36,595	Administrative costs incurred by Department of Community Services and Department of Housing and Economic Sustainability.

GRAND TOTAL ESG \$ 562,941

Summary of Citizen Participation Process and Public Comments

Palm Beach County actively solicits citizen participation in the development of the consolidated plan and the annual action plan. Outreach to stakeholders was made through all of the following means: public meetings, newspaper advertisements, website postings, social media, and direct communications to 105 interested parties including municipalities, non-profit agencies, housing developers/owners, economic development agencies, Community Redevelopment Agencies, other County departments, and private citizens. Palm Beach County encourages the participation of all residents, including minorities and non-English speaking persons and persons with disabilities to participate in the planning process. Palm Beach County considers all stakeholder comments and views when preparing the Consolidated Plan and Action Plan. Additionally, the County offers the opportunity to provide written comments via email to HESComments@pbccgov.org or via letter to the DHES Director, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

As part of the citizen participation process, DHES gave presentations and/or made outreach to various groups eighteen (18) meetings and events beginning in November 2019 and ending in July 2020. Comments received during these sessions were incorporated into the two plans and helped guide identification of consolidated plan needs and priorities and the funding strategies set forth in the action plan.

Meetings were held as follows:

November 9, 2019 – Through the County's website, DHES conducted a survey to gather input from the public on community development needs and priorities. The survey ran from November 6, 2019 to December 31, 2019.
November 18, 2019 - DHES staff held a regional meeting in West Palm Beach to discuss the FY 2020-2024 Consolidated Plan and receive input from stakeholders. The meeting was attended by representatives of public housing authorities and municipalities.
November 21, 2019 - DHES staff held a regional meeting in Belle Glade to discuss the FY 2020-2024 Consolidated Plan and receive input from stakeholders. The meeting was attended by representatives of non-profit agencies, municipalities, and other interested parties.
November 22, 2019 - DHES staff gave a presentation on the Consolidated Planning process to the Housing Leadership Council.
December 10, 2019 - DHES staff gave a presentation in Belle Glade on the FY 2018-2019 CAPER and the Consolidated Plan. The meeting was attended by representatives of public housing authorities, non-profit agencies, and municipalities.
December 12, 2019 - DHES staff gave a presentation in West Palm Beach on the FY 2018-2019 CAPER and the Consolidated Plan. The meeting was attended by representatives of non-profit agencies, municipalities, and other interested parties.
December 17, 2019 - DHES staff gave a presentation on the Consolidated Plan to the public and other County departments at the Countywide Community Revitalization Team meeting.
January 9, 2020 - DHES staff spoke about the Consolidated Plan at the PBC Public Safety Dept.- Reentry Task Force Housing Subcommittee.
January 15, 2020 - DHES staff attended the PBC Affordable Housing Collaborative meeting and asked for input on the Consolidated Plan from members.
January 16, 2020 - DHES staff attended the Homeless and Housing Alliance meeting and mentioned the need for input from residents during the preparation of the Consolidated Plan.
February 20, 2020 - DHES staff attended the PBC Homeless Advisory Board and mentioned the need for input in regard to the Consolidated Plan.
February 25, 2020 - DHES staff held a public meeting on the FY 2020-2021 Action Plan in West Palm Beach, FL. The meeting was attended by municipalities, non-profit agencies and other interested parties.
February 26, 2020 - DHES staff held a public meeting on the FY 2020-2021 Action Plan in Belle Glade, FL. The meeting was attended by municipalities, non-profit agencies and other interested parties.
March 12, 2020 - DHES staff gave a presentation at the Citizens Advisory Committee on Health and Human Services about the Consolidated Plan.
April 20, 2020 - The Non Conflict Grant Review Committee, whose purpose is to review applications for ESG funding, met at a public meeting to review the 4 applications received and to make funding recommendations.
May 19, 2020 - DHES sought Board direction on goals and priorities defined under the Consolidated Plan and on funding strategies for the Annual Action Plan as outlined by DHES at the BCC workshop meeting.
June 23, 2020 - DHES held a virtual meeting to receive input on the proposed draft Consolidated Plan and Action Plan.
July 14, 2020 - DHES presented the Consolidated Plan and the Action Plan to the Board of County Commissioners for approval.

Summary of Public Comments:

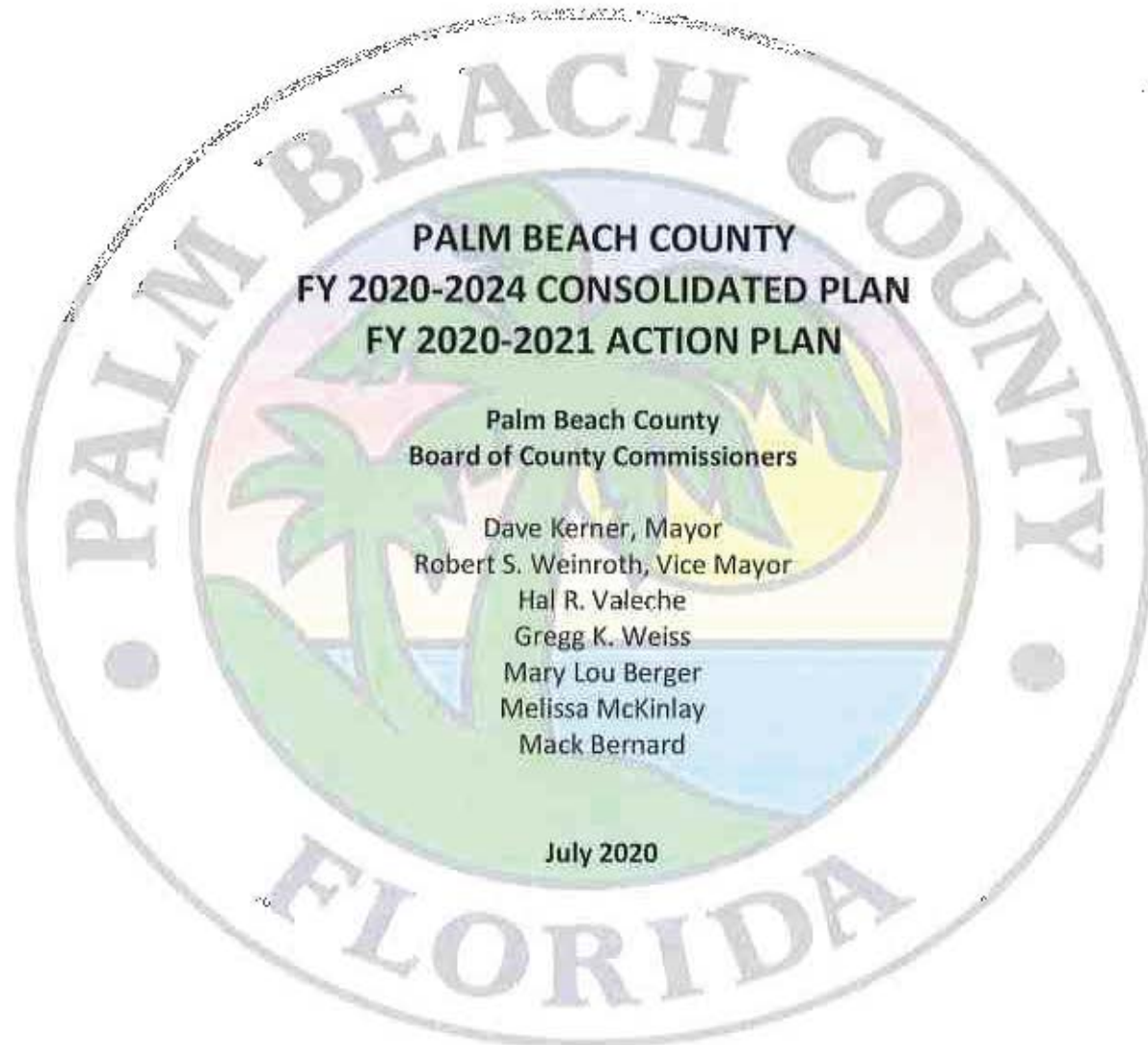
- A member of the public commented that higher per-capita income areas of the County should be excluded from computing Area Median Income as they tend to skew the numbers.
- A member of the public commented on the need for more affordable housing
- A member of the public commented on the need for additional mental health services particularly, in regard to the homeless population.
- A member of the public commented that there was also a need in the County to assist persons with special needs to housing and services.
- A member of the public commented that HUD was reducing support for public housing and that there was still a need to construct new housing units and repair existing units.
- A member of the public recommended that, to determine cost burden, we should use a 45% combined transportation and housing percentage figure, rather than the current 30% to provide a better understanding of household cost burden in the County.
- A member of the public commented that there is a need to build new housing units and repair deteriorating homes in the Glades Region.
- A member of the public wanted to know that as we bring information together, will it change how funds are used in the future. The response was that the information will provide data on the needs in the community and establish priorities and goals on using the resources over the five- year period.
- A request came from a member of the public on the need for increased code enforcement activity in the Juno Ridge/Pleasant Ridge area of unincorporated Palm Beach County due to code violations.
- From the community needs survey, a request came to improve or add public water/sewer in neighborhoods in unincorporated Palm Beach County.
- A member of the public commented on the need to additional emergency mortgage and rental assistance to prevent evictions.
- A member of the public commented on the need for emergency assistance to small businesses, particularly at this time.

Palm Beach County FY 2020-2024 Consolidated Plan FY 2020-2021 Action Plan



Palm Beach County
Board of County Commissioners

ATTACHMENT 8



IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT, THIS DOCUMENT MAY BE REQUESTED IN AN ALTERNATE FORMAT. PLEASE CONTACT DHES AT (561) 233-3600.

PALM BEACH COUNTY CONSOLIDATED PLAN AND ACTION PLAN **TABLE OF CONTENTS**

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Executive Summary

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

- 1. Introduction**
- 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**
- 3. Evaluation of past performance**
- 4. Summary of citizen participation process and consultation process**
- 5. Summary of public comments**
- 6. Summary of comments or views not accepted and the reasons for not accepting them**
- 7. Summary**

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The Department of Housing and Economic Sustainability (DHES) is the agency that is responsible for preparing the Consolidated Plan and the Annual Action Plan. The Department of Community Services, Division of Human and Veteran Services (CSD) administers the ESG Program and prepares those sections of the Action Plan that relate to the ESG Program. DHES administers federal funds provided to the County under the formula-based CDBG and HOME Programs. All activities related to insertion of data into IDIS is the responsibility of DHES.

Consolidated Plan Public Contact Information

Jonathan B. Brown, Director, Department of Housing and Economic sustainability, 100 Australian Avenue, suite 500, West Palm Beach, FL 33406

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In the preparation of this Consolidated Plan, Palm Beach County has made outreach to and consulted with local municipalities, community redevelopment agencies, other county departments, public housing authorities, housing developers, social service providers, economic development entities, private enterprise, advisory boards, coordinating bodies, advocacy groups, and the general citizenry. Methods have included a community survey, direct mailings, electronic notifications, phone calls, public notices, public meetings, attendance in meetings of external entities, and direct outreach to key organizational leaders.

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

Palm Beach County leads many efforts to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. Housing-related strategies, in general, are led by the Department of Housing and Economic Sustainability (DHES) in collaboration with the Planning, Zoning and Building Department and the Community Services Department. Development of programs and policies is informed by input from the public at large and coordination with interested groups such as the Commission on Affordable Housing (CAH), the Homeless and Housing Alliance (HHA), the Homeless Advisory Board (HAB), the Housing Leadership Council of Palm Beach County (HLCPCB), the Affordable Housing Collaborative (AHC), and the Special Needs Advisory Coalition (SNAC). The CAH is a local housing advisory committee appointed by the Board of County Commissioners (BCC) and required by Florida Statute as a condition to participating in certain State affordable housing programs. The HHA primarily represents the interest of homeless and special needs population and is comprised of homeless and special service housing providers. The HAB is constituted by representatives of various community and business sectors, and provides public policy recommendations to the County. The HLCPCB, a coalition of housing industry, business, civic and community leaders advocate for affordable housing for workers at all income levels and make recommendations on policy issues. The AHC is a collaborative of affordable housing industry professionals including developers, realtors, brokers, lenders, and housing counselors that meets to coordinate and network. The SNAC is a group of special needs service providers, parents, and family who coordinate to ensure that individuals with special needs have access to needed services.

DHES coordinates with the Business Development Board in economic development efforts to market Palm Beach County and to structure incentives to recruit new, expanding, and relocating businesses. Additionally, the BCC appoints five members to the Comprehensive Economic Development Strategy (CEDS) Committee that oversees and guides economic development planning throughout the Treasure Coast Region (Palm Beach, Martin, St. Lucie, and Indian River Counties). The CEDS Committee develops strategies to address economic development issues, including the diversification of the region's economy and job expansion. Members share information, advise the Treasure Coast Regional Planning Council on areas of economic data development, and create a consensus plan of action.

The County aligns work between housing and public health. The County's Community Health Improvement Plan (CHIP) focuses heavily on population health and the social determinants of health, including housing and homelessness. CHIP priorities are directly aligned with the Palm Health Foundation's Behavioral Health Needs Assessment. In July 2017, the County hosted a *Housing is Healthcare* discussion with public and private healthcare providers to discuss the interrelationship between housing and healthcare and to encourage private hospitals to invest in building affordable housing as a strategy to achieve better health outcomes. The participants included Palm Beach Medical Society, Health Care District, State Department of Health, South East Florida Behavioral Health Network, Quantum Foundation, Palm Health Foundation, Tenet Healthcare, Blue Cross/Blue Shield and many others. The County collaborates with South East Florida Behavioral Health Network and the public Health Care District to implement an Opioid Response Plan. This plan strategically prioritizes housing as a support service for individuals and families in recovery. The County partners with the federal Department of Veteran's Affairs to prioritize homeless veterans, and coordinates with Public Housing Authorities to identify and house veterans utilizing vouchers.

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

Palm Beach County's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The HHA is a community-based organization whose mission is to plan for and manage homeless assistance resources and programs effectively and efficiently in order to end homelessness in Palm Beach County. The HHA aligns all activities and decisions with *Leading The Way Home Palm Beach County*, the County's adopted plan to end homelessness in Palm Beach County. The HHA is a nonsectarian and nonpartisan organization whose membership includes interested citizens, formerly homeless persons, non-profit organizations, service providers, law enforcement, and faith based agencies, governmental entities, educational organizations and various civic groups. The HHA has task groups, which have various roles and responsibilities. These committees include Equity, Healthcare, Permanent Housing, Support Services, Systems, and Faith-Based. The County's Division of Human and Veteran Services (DHS) serve as the Lead Agency for the HHA.

The DHS prepares, in coordination with the HHA, the HUD funding application for the Continuum of Care annual grant. Typically, this grant provides approximately 4.5 million dollars to approximately 15 non-profit agencies that provide permanent supportive housing and rapid rehousing services within the County.

The application for funding under the state funded Challenge Grant Program is jointly prepared by the HHA and PBC Department of Community Services (DCS). The County's homeless prevention activities are funded through this program and through the Emergency Food and Shelter (EFS) Program. The EFS program funding is provided to the County by FEMA via the United Way. The Challenge Grant is administered by non-profit agencies and the DCS administers the EFS Program.

The County's various Rapid Re-housing Programs and the Tenant Based Rental Program are a direct result of a coordinated effort between the County, the HHA and the service providers that operate these programs.

Palm Beach County Sheriff's Office in coordination with the County's Homeless Resource Center has developed a discharge process that permits individuals who were homeless prior to incarceration to participate in the HHA's Homeless Service Programs. Prior to being released, the County's Outreach Team meets with the inmate and coordinates with community partners to arrange for shelter and support services.

The County's Offender Reentry Initiative is a coordinated effort of the County's Public Safety Department, the County's Criminal Justice Commission, and Gulfstream Goodwill Industries. The reentry services offered include case management, medical management, housing assistance, and peer support. Employment services are provided via referrals to community partners.

The HHA will continue to coordinate with the Department of Children and Families (DCF), ChildNet, and applicable service providers to establish a method for the discharge of youth aging out of foster care. The method will facilitate transition from the foster care system to self-sufficiency for unaccompanied youth ages 18 to 25. At present, three facilities within PBC provide shelter and support services for this population.

The HHA is working with the Lewis Center to develop a plan for the discharge of patients from health and mental institutions. The County is also exploring the establishment of an emergency respite housing facility for this population.

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

The HHA Executive Committee prioritizes the eligible ESG components and provides direction as to how the ESG award should be allocated for each upcoming program year. The Executive Committee's recommended priorities and distribution method are brought before the entire HHA for final approval. Once the priorities and the distribution method are approved, the following actions are conducted by DHVS:

- A Request for Proposals (RFP) and a scoring tool is developed and an appeal process is established.
- The RFP is issued and posted on the County's and HHA's website.
- A Technical Assistance Meeting is conducted for all interested applicants.
- A Non-Conflict Grant Review Committee with one member being either homeless or formerly homeless is established by DHVS.
- Proposals are initially reviewed by DHVS to insure regulation compliance, and then forwarded for review and scoring by the Grant Review Committee.
- The Grant Review Committee scores and ranks the proposals at a public meeting and makes ESG funding recommendations based on the scoring/ranking.

- The ESG funding recommendations are forwarded to the Board of County Commissioners (BCC) for final approval.

The ESG performance standards were developed from the process the HHA utilizes to review and rank the CoC renewal applications. All applicants must have a definable program that serves the homeless and/or persons at risk of homelessness to be awarded ESG funding. All ESG projects must be an eligible activity that meets the HHA priority. The ESG applications for funding are scored on the following performance measures: project narrative, project goals and objectives, site control and compliance with zoning and land use, budget proposal, financial audit, past monitoring, HMIS data completeness and HHA participation. These performance measures are used to evaluate all homeless programs, including ESG funded projects within the Continuum.

Palm Beach County's HMIS is funded by the County, various grants, and by user licensing fees. The HHA has a HMIS Oversight Subcommittee that acts as an advisory group to the HHA Executive Committee. This subcommittee is charged with defining and developing criteria, standards, and parameters for the usage and release of all data collected through HMIS. Enforcing minimum data collection standards, compiling, and analyzing HMIS data are also tasks of this subcommittee. The approved HMIS Policies and Procedures and the HMIS User Agreements were written by the HMIS Oversight subcommittee.

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

See following tables

Organization	Organization Type	Section of Plan	How consulted / outcome
Commission on Affordable Housing	Housing	Housing Assessment Need	Attended meeting, delivered presentation, provided written materials, solicited input/comments
Affordable Housing Collaborative	Housing	Housing Assessment Need	Attended meeting, made announcement / discussed Plan, provided written materials, solicited input/comment
Special Needs Advisory Committee	Services – Persons with Disabilities	Non-homeless special needs	Attended meeting, made announcement / discussed Plan, provided written materials, solicited input/comment
Countywide Community Revitalization Team	Civic Leaders / Business Leaders	Housing Assessment / Non-housing Community Development Strategy	Attended meeting, made announcement / discussed Plan, provided written materials, solicited input/comment
Glades Technical Advisory Committee	Regional Organization / Civic Leaders	Housing Assessment / Non-housing Community Development Strategy	Attended meeting, made announcement / discussed Plan, provided written materials, solicited input/comment
PBC Infrastructure Cross Department Team	Other government - County	Non-housing Community Development Strategy	Attended meetings, solicited data for identification of geographic target areas
PBC Housing & Homelessness Cross Department Team	Other government - County	Housing Assessment / Homeless Needs / Homelessness Strategy	Attended meeting, made announcement / discussed Plan, provided written materials, solicited input/comment
PBC Community Services Department	Other government - County	Homeless Needs / Homelessness Strategy / Non-homeless special needs	Various communication (meetings, phone calls, electronic communication) and direct assistance in composition of several Plan sections
Housing Leadership Council	Housing / Civic / Business Leaders	Housing Assessment Need	Attended meeting, made announcement / discussed Plan, provided written materials, solicited input/comment
Homeless and Housing Alliance (CoC)	Services - Homelessness	Homeless Needs / Homelessness Strategy	Attended meeting, made announcement / discussed Plan, provided written materials, solicited input/comment

Organization	Organization Type	Section of Plan	How consulted / outcome
Palm Beach County Housing Authority	PHA	Public Housing Needs	Various communication (meetings, phone calls, electronic communication) and provided information for composition of identified Plan sections
Pahokee Housing Authority	PHA	Public Housing Needs	Various communication (meetings, phone calls, electronic communication) and provided information for composition of identified Plan sections
Belle Glade Housing Authority	PHA	Public Housing Needs	Various communication (meetings, phone calls, electronic communication) and provided information for composition of identified Plan sections
Palm Beach County Office of Equal Opportunity	Other Government-County	Housing Needs Assessment/Fair Housing	Via telephone and written request for information/Posting of Survey on website
Legal Aid Society of the Palm Beaches	Legal Services	Housing Needs Assessment/Fair Housing	Via telephone and written request for information/Posting of Survey on website
Fair Housing Center of the Greater Palm Beaches	Fair Housing Services	Housing Needs Assessment/Fair Housing	Via telephone and written request for information/Posting of Survey on website
Coalition for Independent Living Options	Non-profit- Disabled	Special Needs Housing and Services	Via telephone and written request for information/Posting of Survey on website
Seagull Industries for the Disabled	Non-profit- Disabled	Special Needs Housing and Services	Via written questionnaire
Aid to Domestic Abuse	Domestic Violence	Special Needs Housing and Services	Via written questionnaire
The ARC of Palm Beach County	Non-profit- Disabled	Special Needs Housing and Services	Via written questionnaire

Table 2 – Agencies, groups, organizations who participated

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

All applicable agency types were consulted in the development of the Consolidated Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Leading the Way Home	Palm Beach County Community Services Department	Drives all County homeless-related goals/priorities including those contained within Consolidated Plan
21st Century Palm Beach County	Palm Beach County Office of Economic Development	Guides overall economic goals and strategy for county government
Strategic Regional Policy Plan	Treasure Coast Regional Planning Council (TCRPC)	Goals for a livable physical environment and sustainable communities that meet the needs of a diverse population.
Palm Beach County Urban Redevelopment Area (URA)	TCRPC / Palm Beach County Planning Division	URA overlaps with various CDBG target areas

Table 3 – Other local / regional / federal planning efforts

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

As an Urban County Program, Palm Beach County coordinates with all twenty-nine (29) municipalities that participate in the Urban County Program during implementation of the Consolidated Plan. Additionally, the County routinely coordinates with the State of Florida and local entitlement jurisdictions, such as the municipalities of Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington, and West Palm Beach. Inter-jurisdictional coordination often occurs during collaborative funding participation in housing, community, and economic development projects of mutual interest. For example, the County and local municipalities partner in providing the local funding match required by certain State economic incentive programs to bring corporate expansions or relocations to municipalities in Palm Beach County. The County also coordinates with the State and local municipalities in implementation of the Brownfields Redevelopment Program. The County frequently collaborates with local municipalities in financing affordable housing developments that provide benefits to residents from throughout the County. In addition to actual physical development, there is also cooperation in multi-jurisdictional planning initiatives such as the *Leading the Way Home* countywide plan to end homelessness, and cooperation through participation in bodies such as the Housing Steering Committee, a body of constituted broad representation from community, business, and industry leaders convened to identify solutions to local affordable housing challenges.

PR-15 Citizen Participation

1. Summarize citizen participation process and how it impacted goal-setting

Palm Beach County's Citizen Participation Plan provides the opportunity for stakeholders to participate in the development of the consolidated plan, the annual action plan, any amendments to the annual plan, and performance reports. Citizen participation is solicited via one or a combination of the following: public meetings, newspaper advertisements, website postings, social media and direct email notifications. Palm Beach County encourages the participation of all its citizens, including minorities and non-English speaking persons as well as persons with disabilities to participate in the plan-making process. Palm Beach County considers any comments or views of stakeholders received in writing, or orally at a public meeting, in preparing goals established under the Consolidated Plan.

In the case of public meetings, if requested prior to the meeting, the County will make available bilingual translators for non-English speaking residents. All printed documentation incorporates a statement, which informs interested parties that said documents could be made available in an alternate format. Furthermore, Palm Beach County complies with the Americans with Disabilities Act (ADA) requirements as it relates to public meetings and related activities. Each public notice includes language, which informs the reader the County can make accommodations for persons with disabilities with a three (3) day notice.

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

As part of the citizen participation process, DHES held or gave presentations to various groups or agencies at eighteen (18) meetings beginning in November 2019 and ending in July 2020, with approval of the consolidated plan and action plan. Comments received during these sessions were incorporated into the two plans and guided DHES toward long-term priorities and goals as outlined in the consolidated plan.

As part of the citizen participation process, prior to and after approval of all plans, amendments and performance reports, the County makes the documents available to all citizens and organizations, either through posting of the document on the DHES website (pbcgov.com/HES), email notifications to interested parties, and making the documents available for a physical review at the DHES office. Comments on the documents are solicited in writing, either via email to HESComments@pbcgov.org or by submitting a letter to the Director at DHES, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target Outreach of	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL
1	Internet Outreach	Non-target/ broad community	On November 6, 2019, DHES advertised on the County's website that it was conducting a survey to gather input from the public on community development needs and priorities. The survey ran from November 6, 2019 to December 31, 2019.	550 people answered 19 questions on topics related to the needs and wants of their respective neighborhoods. Major comments included the need for more affordable housing and the need for mental health services	Most comments were considered and where appropriate, considered when preparing the plan.	www.pbcgov.com/hes
2	Public Meeting	Non-targeted/ broad community	On November 18, 2019, DHES staff held a regional meeting in West Palm Beach to discuss the FY 2020-2024 Consolidated Plan and receive input from stakeholders. The meeting was attended by representatives of public housing authorities and municipalities.	No comments were received	No comments were received	www.pbcgov.com/hes
3	Public Meeting	Non-targeted/ broad community	On November 21, 2019, DHES staff held a regional meeting in Belle Glade to discuss the FY 2020-2024	No comments were received.	No comments were received	www.pbcgov.com/hes

			Consolidated Plan and receive input from stakeholders. The meeting was attended by representatives of non-profit agencies, municipalities, and other interested parties.			
4	Public Meeting	Non-targeted/ broad community	On November 22, 2019, DHES staff gave a presentation to the Housing Leadership Council	No comments were received	No comments were received	www.pbcgov.com/hes
5	Public Meeting	Non-targeted/ broad community	On December 10, 2019, DHES staff gave a presentation in Belle Glade on the FY 2018-2019 CAPER. The meeting was attended by representatives of public housing authorities, non-profit agencies, and municipalities.	No comments were received	No comments were received	www.pbcgov.com/hes
6	Public Meeting	Non-targeted/ broad community	On December 12, 2019, DHES staff gave a presentation in West Palm Beach on the FY 2018-2019 CAPER. The meeting was attended by representatives of non-profit agencies, municipalities, and other interested parties.	No comments were received	No comments were received	www.pbcgov.com/hes
7	Public Meeting	Non-targeted/ broad community	On December 17, 2019, DHES staff gave a presentation to the public and other County	No comments were received	No comments were received	www.pbcgov.com/hes

			departments at the Countywide Community Revitalization Team meeting on the Consolidated Plan.			
8	Public Meeting	Non-targeted/ broad community	On January 9, 2020, DHES staff spoke about the Consolidated Plan at the PBC Public Safety Dept. – Reentry Task Force Housing Subcommittee.	No comments were received	No comments were received	www.pbcgov.com/hes
9	Public Meeting	Non-targeted/ broad community	On January 15, 2020, DHES staff attended the PBC Affordable Housing Collaborative meeting and asked for input on the Consolidated Plan from members.	No comments were received	No comments were received	www.pbcgov.com/hes
10	Public Meeting	Non-targeted/ broad community	On January 16, 2020, DHES staff attended the Homeless and Housing Alliance meeting and mentioned the preparation of the Consolidated Plan	No comments were received	No comments were received	www.pbcgov.com/hes
11	Public Meeting	Non-targeted/ broad community	On February 20, 2020, DHES staff attended the PBC Homeless Advisory Board and mentioned the need for input in regard to the Consolidated Plan	No comments were received	No comments were received	www.pbcgov.com/hes
12	Public Meeting	Non-targeted/ broad community	On February 25, 2020, DHES staff held a public meeting on the FY 2020-2021 Action Plan in West Palm Beach, FL.	No comments were received	No comments were received	www.pbcgov.com/hes

			The meeting was attended by municipalities, non-profit agencies and other interested parties.			
13	Public Meeting	Non-targeted/ broad community	On February 26, 2020, DHES staff held a public meeting on the FY 2020-2021 Action Plan in Belle Glade, FL. The meeting was attended by municipalities, non-profit agencies and other interested parties.	No comments were received	No comments were received	www.pbcgov.com/hes
14	Public Meeting	Non-targeted/ broad community	On March 12, 2020, DHES staff gave a presentation at the Citizens Advisory Committee on Health and Human Services about the Consolidated Plan.	No comments were received	No comments were received	www.pbcgov.com/hes
15	Public Meeting	Non-targeted/ broad community	On April 20, 2020, the Non Conflict Grant Review Committee, whose purpose is to review applications for ESG funding, met at a public meeting to review the 4 applications received and to make funding recommendations.	No comments were received	No comments were received	www.pbcgov.com/hes
16	Public Meeting	Non-targeted/ broad community	On May 19, 2020, DHES sought Board direction on five-year goals and priorities	No comments were received at the BCC workshop	No comments were received at the BCC workshop	www.pbcgov.com/hes

			and funding strategies for the Annual Action Plan as outlined by DHES at the BCC workshop meeting.			
17	Public Meeting	Non-targeted/ broad community	On June 23, 2020, DHES held a virtual meeting to receive input on the proposed draft Consolidated Plan and Action Plan			www.pbcgov.com/hes
18	Public Meeting	Non-targeted/broad community	On July 14, 2020, DHES presented the Consolidated Plan and the Action Plan to the Board of County Commissioners for approval			www.pbcgov.com/hes

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Information obtained from various sources formed the basis in identifying priority needs under the 2020-2024 Consolidated Plan. These needs were then used to choose the goals and objectives outlined in the Plan.

Housing Needs Assessment: There is a strong correlation between the ability to maintain stable housing and affordable income, medical services, behavioral health services, adequate nutrition, and education. Expiring affordability restrictions, dilapidated housing conditions, and high demand on the rental market are among the most critical factors affecting the housing stock for low-income and extremely-low income households in Palm Beach County. Households in Palm Beach County experience four types of housing problems: severe cost burden, cost burden, overcrowding and substandard housing. The incidence of the latter two are relatively insignificant, however cost burden is prevalent, and makes it difficult for households to secure and maintain decent, safe, and affordable housing.

Public Housing: Three (3) public housing agencies are located within the Palm Beach County Urban County Program jurisdiction. Together, these agencies operate 1,493 public housing units and manage 2,944 vouchers (2,333 tenant-based and 420 project-based vouchers, 10 veterans affairs vouchers, 163 disabled vouchers, and 18 undescribed vouchers). The average length of stay in the program is 7.5 years. Collectively, the three housing authorities have a waiting list of over 3,251 applicants for housing assistance.

Homeless Needs Assessment: The main reasons for homelessness cited by individuals and families in the County are difficulty finding and maintaining employment and locating affordable housing. The 2019 Point In Time Count (PIT) identified 1,397 persons as homeless on the day of the count (457 in shelter and 940 unsheltered). An estimated 51% of all homeless persons during the count were black/African Americans, while 45% were white. Males represented 67% of the homeless population during the PIT. Palm Beach County addresses the issue of homelessness by working with agencies to pre-house and provide supportive services to the homeless population and to support economic development efforts aimed at creating job opportunities for low and moderate income persons.

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

support agencies to provide services to many of these populations and works to increase the supply of affordable housing in the county.

Non-Housing Community Development Needs: Based on data reviewed and input from municipalities and county residents, the County has the following non-housing community development needs: Public infrastructure and facilities (drainage, water, sewer, community centers, parks, health centers, etc.) and Public services (homelessness, fair housing, child development, etc.)

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

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	1,320,134	874,530	-34%
Households	508,520	329,250	-35%
Median Income	\$53,538.00	\$53,363.00	-0%

Table 5 - Housing Needs Assessment Demographics

Data Sources: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

The HUD-provided population figure for 2009 is erroneous, and represents the County as a whole, not the PBC Urban County Program Jurisdiction (the Jurisdiction). American Community Survey 2013-2017 5-year estimates are the most recent available data source at time of this writing. Between 2009 and 2017, the total population of the Urban County Jurisdiction increased 13.4% from 799,398 to 906,689. As of 2017, the racial composition of the population was: 74.4% White; 18.6% Black; 2.4% Asian; 2.1% two or more races; and 2.5% some other race. Nearly a quarter of all persons (24.2%) are of Hispanic or Latino origin. Native-born U.S. citizens constitute 73.9% of the population. The balance of the population is roughly equal proportions of foreign-born naturalized citizens (13.5%) and non-citizen residents (12.7%). Eighty-eight percent of adults have a high school diploma or better, and 34.8% have a 4-year university degree or higher level of education.

Per the 2013-2017 American Community Survey, the total number of households in the Jurisdiction is 337,043 with an average size of 2.69 persons. Households with at least one elderly member 65 years or older are the most prevalent—42.4% of all households (142,821). There are 92,317 households with at least one child less than 18 years. Among these households with minor children: 61.2% are head by married-couple families; 38.0% are headed by a single parent (26,004 single mothers / 9,070 single fathers); and 4.6% (4,206) are headed by a grandparent(s) with responsibility for grandchildren.

Palm Beach County median income for a household of four persons increased from \$67,600 in 2009 to \$74,500 in 2019, growth of 10.2%. The County's per capita income of \$37,100 is 29% higher than the statewide per capita income of \$25,481, yet 13.9% of the Jurisdiction's population reside in households with income below the federal poverty level. The poverty rate among children less than 18 years of age is 20.3%, and the poverty rate among elderly over 65 years of age is 8.8%. In 2017, 44.0% of all households in the County had annual income less than \$50,000; 28.9% had income between \$50,000 and \$99,999; and 27.1% had income over \$100,000.

Household tenure in the Jurisdiction is 71.1% owners (239,727) and 28.9% renters (97,316), as compared to countywide rates

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	45,926	46,951	60,290	33,436	142,590
Small Family Households	12,818	14,141	20,580	12,891	62,319

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Large Family Households	3,058	3,451	4,963	2,429	9,323
Household contains at least one person 62-74 years of age	10,394	9,789	13,750	7,946	37,769
Household contains at least one person age 75 or older	11,289	14,405	15,251	6,403	25,719
Households with one or more children 6 years old or younger	7,309	7,100	8,576	4,338	13,173

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Per the 2011-2015 CHAS data, there are 329,193 households in the Urban County Program Jurisdiction. Applying the rates of tenure from the 2017 ACS yields an estimated 234,056 owners (71.1%) and 95,137 renters (28.9%). Out of all households, 56.7% have incomes below Area Median Income. Small family households represent 37.3% of all households, and large family households represent 7.1%. Forty-six percent of all households have at least one person age 62 or older, and among these 58.4% have incomes below Area Median Income. Households with young children (6 years or less) are less prevalent (12.3% of all households), but are more often lower income (67.5% are below Area Median Income).

Housing Needs Summary Tables

Housing problems data contained within this section is provided by HUD's Community Housing Affordability Study (CHAS). Housing problems are:

- Substandard housing – households without hot and cold piped water, a flush toilet, a bath tub or shower; or with kitchen facilities that lack a sink with piped water, a stove or range, or a refrigerator.
- Severely Overcrowded – households housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Overcrowded – households housing 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severe Cost Burden (>50%) – the fraction of the household's total gross income spent on housing costs exceeds 50%. For renters, housing costs include rent plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- Cost Burden (>30-50%) – the fraction of the household's total gross income spent on housing costs exceeds 30% but is less than 50%. For renters, housing costs include rent plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

The following HUD-provided data tables enumerate housing problems in the Palm Beach County Urban County Program Jurisdiction. A narrative discussion follows the tables.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	743	400	229	120	1,492	133	204	286	84	707
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	487	452	389	74	1,402	94	124	161	25	404
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,240	1,289	1,246	312	4,087	374	723	714	502	2,313
Housing cost burden greater than 50% of income (and none of the above problems)	14,598	8,661	2,699	204	26,162	14,195	9,388	7,961	2,571	34,115
Housing cost burden greater than 30% of income (and none of the above problems)	1,183	5,601	8,636	2,888	18,308	3,766	8,578	9,990	5,790	28,124
Zero/negative Income (and none of the above problems)	2,331	0	0	0	2,331	2,666	0	0	0	2,666

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	17,078	10,806	4,575	708	33,167	14,786	10,424	9,112	3,185	37,507
Having none of four housing problems	2,973	7,588	15,426	9,331	35,318	6,102	18,180	31,177	20,195	75,654
Household has negative income, but none of the other housing problems	2,331	0	0	0	2,331	2,666	0	0	0	2,666

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,324	7,309	5,274	19,907	3,305	4,618	6,683	14,606
Large Related	1,655	1,411	1,083	4,149	885	1,061	1,331	3,277
Elderly	4,247	3,360	2,010	9,617	11,864	10,602	8,007	30,473
Other	4,538	3,859	3,699	12,096	2,345	2,168	2,431	6,944
Total need by income	17,764	15,939	12,066	45,769	18,399	18,449	18,452	55,300

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,871	4,134	1,058	12,063	2,806	3,060	2,956	8,822

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	1,546	653	105	2,304	781	596	439	1,816
Elderly	3,728	2,029	751	6,508	8,793	4,486	3,465	16,744
Other	4,275	2,432	817	7,524	2,125	1,461	1,227	4,813
Total need by income	16,420	9,248	2,731	28,399	14,505	9,603	8,087	32,195

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,468	1,472	1,306	272	4,518	348	733	625	398	2,104
Multiple, unrelated family households	260	308	297	85	950	112	139	266	128	645
Other, non-family households	49	45	84	58	236	0	0	0	0	0
Total need by income	1,777	1,825	1,687	415	5,704	460	872	891	526	2,749

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	7,677	6,120	7,465	21,263	4,492	5,162	7,421	17,076

Table 12 – Crowding Information – 2/2

What are the most common housing problems?

According to the 2011-2015 CHAS data in Table 7 above, across all income groups there are 44,470 renters and 62,239 owners experiencing housing cost burden in the absence of other housing problems. Cost burden is by far the most common housing problem. Among the renters, 26,162 are severely cost-burdened, and 55.8% of those are very low income (0-30% AMI). Among the owners, 34,115 are severely cost-burdened, and 41.6% of those are very low income (0-30% AMI). The incidence of substandard housing (2,199) and overcrowded housing (1,806) in the absence of other housing problems is very infrequent, but is experienced more often among renters (2,894) than among owners (1,111). Per Table 8, there are 186,643 households in the Urban County Program Jurisdiction with incomes not greater than 100% AMI, including 115,827 owners (62.1%) and 70,816 renters (37.9%).

Table 9 identifies a total of 101,069 households with incomes less than 80% AMI that are cost-burdened >30%, including 45,769 renters (45.3%) and 55,300 owners (54.7%). Among the renters, the dominant household type was Small Related (19,907 / 43.5%), followed by Other (12,096 / 26.4%), Elderly (9,617 / 21.0%), and Large Related (4,149 / 9.1%). Among the owners, Elderly households constituted over half of the total (30,473 / 55.1%), followed by Small Households (14,606 / 26.4%), Other (6,944 / 12.6%), and Large Related (3,277 / 5.93%). Across all cost-burdened households with income less than 80% AMI, Elderly (40,090 / 39.7%) and Small Related (34,513 / 34.1%) households were most common and together constituted nearly three-quarters of the total (73.8%).

Table 10 identifies a total of 60,594 households with incomes less than 80% AMI that are severely cost-burdened >50%, including 28,399 renters (46.9%) and 32,195 owners (53.1%). Among the renters, the household type most often severely cost-burdened is Small Related households (12,063 / 42.3%). Among the owners, Elderly households were most often severely cost-burdened (16,744 / 52.0%). Among both renters and owners, Very Low Income (0-30% AMI) constituted the largest share of severely cost-burdened households (57.8% of renters and 45.1% of owners). Across all severely cost-burdened households with income less than 80% AMI, Elderly (23,252 / 38.7%) and Small Related (20,885 / 34.5%) households were most common and together constituted nearly three-quarters of the total (72.8%).

Table 11 identifies a total of 8,453 households with incomes less than 100% AMI that experience housing overcrowding of 1.01 or more persons per room. More renter households experience housing overcrowding than owner households – 5,704 versus 2,749. Among renters, the greatest incidence of overcrowding occurs within the lower income groups, and 31.5% of overcrowded renters are 0-30% AMI. Among owners, the greater incidence of overcrowding occurs in the higher income groups, and only 16.7% of overcrowded owners are 0-30% AMI.

Table 12 provides numbers of households with children less than 18 years of age present, but does not provide this information by income group. The University of Florida's Shimerberg Center provides countywide estimates of household population by tenure and income group. Applying the 2016 proportions of households in each income group to the numbers of households with children present in the Urban County Jurisdiction, yields the figures in Table 12. There are an estimated 21,623 renter households and 17,076 owner households with children less than 18 years of age present and income less

than 80% AMI. Although renters represent the minority of households in the Jurisdiction, they represent the majority of lower income households with children. Renter households are evenly distributed across the three income groups within the 0-80% AMI range, however, owner households are more concentrated in upper end of the 0-80% AMI range.

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

The data show that in general, renters and lower-income households are more affected by housing problems than owners and moderate-income households. Although a greater number of owners with incomes less than 100% AMI experience housing problems as compared to renters (37,507 owners versus 33,167 renters), a far greater proportion of renters experience housing problems (46.8% of renters versus 32.4% of owners). Among owners and renters both, the great majority of households experiencing problems have incomes less than 50% AMI (67.2% of owners with problems and 84.1% of renters with problems). The single greatest incidence of housing problems for both owners and renters is severe cost burden among 0-30% AMI households. There are 14,598 severely cost-burdened renters with income 0-30% AMI, or 55.8% of all severely cost-burdened renters. Similarly, there are 14,195 severely cost burdened owners with incomes 0-30% AMI, or 41.6% of all severely cost-burdened owners. Likewise, the incidence of substandard housing, severe overcrowding, and overcrowding among renters is more than twice of that among owners.

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

The stress associated with the possibility of experiencing homelessness is unfortunately becoming common for too many individuals and families statewide and locally. According to the Shimberg Center's Rental Market Study 2019, 674,201 rental units were added to the housing stock in Florida from 2000-2017. Housing units with a rental cost of \$1,000 or more grew by 718,166, while units with rental costs of \$1,000 or less fell by 43,956. In addition, cost burdened households have also increased. Statewide, households above 80% AMI make up 8% of cost burdened renters in 2019, up from 4% in 2000. The Shimberg Center also reports that 61% of cost burdened households are in large counties. Palm Beach County geographically is the largest county in the state and the third largest in population. As the data trends move unfavorably in the direction that do not benefit low-income and extremely low-income households; the levels of stress, challenges and households at-risk of experiencing homelessness increase.

Expiring affordability restrictions, dilapidated housing, and higher demand on the rental market are among the most critical factors affecting the housing stock for low-income and extremely-low income households. Households receiving rapid re-housing assistance face similar if not the same challenges that at-risk households face – the uncertainty of a secure tomorrow. There is a strong correlation with the ability to maintain stable housing and its relationship to earned income, medical services, behavioral health services, adequate nutrition, and education. Often times, low-income and extremely low-income households face the challenges of securing employment opportunities that meet the needs of their

housing and living costs. In addition, lack of adequate services or the lack of ability to pay for the needed services results in a downward spiral that may result in homelessness. Local service providers work to address these challenges with struggling households, however, the systemic challenges that exist make it extremely difficult to achieve the desired outcomes of lasting affordable stable housing.

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

The at-risk population, defined by the Palm Beach County Homeless and Housing Alliance (Continuum of Care) includes the following:

1. Households that have an annual income below 30% of median family income for the area; AND
(i) Do not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND (ii) Meet one of the following conditions:
 - a. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
 - b. Is living in the home of another because of economic hardship; OR
 - c. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
 - d. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
 - e. Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
 - f. Is exiting a publicly funded institution or system of care; OR
 - g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.
2. A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute
3. An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with him or her.

Palm Beach County utilizes a Coordinated Entry system and the HMIS (Homeless Management Information System) to record and track the number of persons who are considered at-risk in Palm Beach County. During the time period 10/01/18 to 09/30/19, of the 2,632 households that contacted Coordinated Entry for assistance, 31% (816) households were categorized as at-risk of homelessness. It should be noted that of the 816 at-risk households, 62% were families, 5% were singles over the age of 24, and 26% were youth.

In addition, the County tracks the number of singles and families that have received homeless prevention services through social service agencies, governmental agencies and faith-based organizations. An astonishing 2,435 households or 5,955 persons were served over the same one-year period which consisted of 1,487 families or 5,007 persons and 948 singles.

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

Among the housing characteristics linked with housing instability and increased risk of experiencing homelessness are unemployment/underemployment, limited and decreasing affordable housing (which includes expiring tax credit properties) and dilapidated housing.

Unemployment and underemployment continue to be a leading cause linked with housing instability and ultimately the experience of homelessness. Underemployment occurs when an individual is employed at less than full-time or employed in a position inadequate in respect to their education/skills or economic needs. The compounded challenges associated with insufficient income affect all areas of life for individuals and families, which include education, transportation, and access to services, health and nutrition.

Expiring affordability restrictions on publically-subsidized developments (LIHTC, HOME, SHIP, etc.) and the subsequent increases in rents are another challenge to housing stability faced by lower income households. According to the Shimberg Center, the affordability restrictions on 11 developments with 1,382 units in Palm Beach County will expire by 2030. If that were not enough, deteriorating and dilapidated physical condition of a segment of the affordable housing stock pose concerns for housing stability. The costs associated with physical maintenance and property insurance are exacerbated in deteriorated and dilapidated housing, and increase instability for low-income and extremely low-income households. Likewise, physical conditions may deteriorate to the degree to pose a threat to health and safety, further detracting from housing stability.

Discussion

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

Per the 2013-2017 ACS, the 2017 countywide median income for one-person households is \$32,164, substantially lower than the \$57,256 median across all household sizes. There are a total of 99,745 one-person households in the Urban County Jurisdiction, nearly 30% of all households. Among these, 69.6% are owners (69,417) and 30.4% are renters (30,328). Of the total number of single-person households in the Jurisdiction, 16.5% (16,496) have incomes below the federal poverty level. Presumably, the majority of these impoverished single-person households need some type of assistance to be affordably housed.

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

Per the 2013-2017 ACS, in the Urban County Jurisdiction there are a total of 136,234 persons at least 16 years of age with a disability. This is 15.4% of all persons 16 plus years of age. Among these disabled persons, 17.1% are employed and the remaining 82.9% (112,931) are not in the labor force or unemployed. A total of 21,525 disabled persons aged 16 plus have income beneath the federal poverty level, and another 16,484 have income between 100% and 150% of the poverty level. The University of Florida Shimborg Center identifies 128,604 households countywide with a disabled householder, including 52,502 (40.8%) that are cost-burdened and 31,649 (24.5%) that are cost burdened and have incomes less than 50% AMI. Among all disabled households, owners (94,201) greatly outnumber renters (34,403), however disabled renters experience cost burden more frequently across all incomes – 62.9% for renters versus 32.7% for owners. At the incomes less than 50% AMI, there are 14,782 cost burdened disabled renters including 6,425 renters age 65 years plus, and 16,687 cost burdened disabled owners including 12,071 owners age 65 years plus.

The Florida Department of Law Enforcement 2018 Crime Report for Palm Beach County reports a total of 4,613 Domestic Violence offenses, including: 9 Murders; 1 Manslaughter; 107 Rapes; 36 Fondling; 874 Aggravated Assault; 4 Aggravated Stalking; 3,477 Simple Assault; 68 Threat/Intimidation; and 37 Simple Stalking. These offenses most frequently occurred between spouses (1,190 / 25.8%) and cohabitants (1,006 / 21.8%). Of the total number of reported offenses, 71.8% (3,311) resulted in arrests. The U.S. Center for Disease Control's National Intimate Partners and Sexual Violence Survey reports that nationwide 43.6% of women and 24.8% of men experience some form of sexual contact violence during their lifetimes, and 4.7% of women and 3.5% of men reported occurrence during the past 12 months. Further, 16.0% of women and 5.8% of men were victims of stalking at some point in their lifetime, 3.7% and 1.9% respectively, in the past 12 months.

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

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

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10%+) than households at that same income level as a whole. Housing problems include: 1. Housing unit lacks complete kitchen facilities; 2. Housing unit lacks complete plumbing facilities; 3. Overcrowding greater than 1.0 persons per room (not including bathrooms, porches, foyers, halls, or half rooms); and 4. Housing cost burden greater than 30%. HUD's Community Housing Affordability Study (CHAS) provides data on the incidence of housing problems experienced by various racial/ethnic groups at identified income groups 0 – 100% AMI.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	36,814	4,117	4,997
White	18,845	2,114	2,984
Black / African American	8,380	810	1,212
Asian	369	103	24
American Indian, Alaska Native	44	0	0
Pacific Islander	0	0	0
Hispanic	8,588	1,008	748

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,415	11,569	0
White	18,747	8,113	0
Black / African American	6,767	1,243	0
Asian	430	181	0
American Indian, Alaska Native	35	15	0
Pacific Islander	25	0	0
Hispanic	9,012	1,942	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,290	27,988	0
White	18,125	17,895	0
Black / African American	5,840	3,715	0
Asian	509	423	0
American Indian, Alaska Native	35	89	0
Pacific Islander	0	0	0
Hispanic	7,415	5,508	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,568	20,861	0
White	8,055	13,476	0
Black / African American	1,975	3,163	0
Asian	207	349	0
American Indian, Alaska Native	10	32	0
Pacific Islander	0	35	0
Hispanic	2,192	3,481	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Among the 0-30% AMI income group, 80.2% of all households experience at least one of the four housing problems. With one exception, housing problems are experienced across all racial/ethnic groups similarly. Among those racial/ethnic groups with substantial household populations, there is a less than a 5% spread between the lowest rate of housing problems (White 78.7%) and the highest rate (Hispanic 83.0%). The only disproportionate need at 0-30% AMI is for American Indian/Alaskan Natives (100%), however, the extremely small population size of 44 households (0.095% of all 0-30% AMI households) is statistically insignificant.

Among the 30-50% AMI income group, 75.4% of all households experience at least one of the four housing problems. Although a disproportionate need only exists for one racial ethnic group (100% of the 25 Pacific Islander households), the rate at which housing problems are experienced does vary greatly across racial/ethnic groups. There is a difference of over 12% between the rate for White households (69.8%) and those of Hispanic (82.3%) and Black (84.5%) households.

Among the 50-80% AMI income group, 53.6% of all households experience at least one of the four housing problems. No disproportionate needs exist within this income group, however Hispanic and Black households experience housing problems at greater rates (57.4% and 61.1% respectively).

Among the 80-100% AMI income group, 37.6% of all households experience one of the four housing problems. No disproportionate needs exist in this income group, and all racial/ethnic groups with statistically significant populations experience housing problems similarly. The highest rate (Hispanics 38.6%) is only 1.0% higher than that of the income group as a whole.

The CHAS data does not reveal the existence of disproportionately greater housing needs for any racial/ethnic groups with a statistically significant population. However, it does reveal that various racial/ethnic groups experience housing problems differently at different income levels. At the lowest (0-30% AMI) and highest (80-100% AMI) income levels, all households experience housing problems similarly without respect to race/ethnicity. Within the 30-50% AMI and 50-80% AMI groups, Hispanics and Blacks experience housing problems more often than Whites and Asians, even if the difference does not rise to a level that meets the definition of disproportionate need.

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

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

Introduction

A disproportionately greater need exists when the percentage of households in a particular income category that are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the same income category as a whole. Severe housing problems are defined as: 1. Housing unit lacks complete kitchen facilities; 2. Housing unit lacks complete plumbing facilities; 3. Overcrowding greater than 1.5 persons per room (not including bathrooms, porches, foyers, halls, or half rooms); and 4. Housing cost burden greater than 50%. HUD's Community Housing Affordability Study (CHAS) provides data on the incidence of severe housing problems experienced by various racial/ethnic groups at identified income groups 0 – 100% AMI.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,864	9,075	4,997
White	15,915	5,044	2,984
Black / African American	7,460	1,727	1,212
Asian	285	188	24
American Indian, Alaska Native	24	20	0
Pacific Islander	0	0	0
Hispanic	7,673	1,913	748

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,230	25,768	0
White	10,311	16,576	0
Black / African American	4,597	3,373	0
Asian	348	263	0
American Indian, Alaska Native	35	15	0
Pacific Islander	25	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	5,612	5,325	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,687	46,603	0
White	8,120	27,858	0
Black / African American	2,251	7,299	0
Asian	307	627	0
American Indian, Alaska Native	20	109	0
Pacific Islander	0	0	0
Hispanic	2,892	10,047	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,893	29,526	0
White	2,474	19,046	0
Black / African American	587	4,548	0
Asian	52	513	0
American Indian, Alaska Native	0	42	0
Pacific Islander	0	35	0
Hispanic	731	4,959	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Among the 0-30% AMI income group, 69.4% of households experienced at least one of the four severe housing problems. No disproportionate needs exist, although Hispanic households experience problems at a higher rate (74.2%) than all other racial/ethnic groups.

Disproportionate needs exist in the 30-50% AMI income group more so than in any other income group and are experienced by most minority racial/ethnic groups in the 30-50% AMI income group. Severe housing problems are experienced by 45.2% of all 30-50% AMI households, as compared to 57.7% of Black households, 57.0% of Asian households, 70.0% of American Indian households, and 100% of Pacific Islander households. Although a disproportionate need does not exist for Hispanic households, its rate of severe housing problems (51.3%) is significantly higher than the overall 30-50% AMI rate. White households at 30-50% AMI experience severe housing problems at an unusually low rate (38.3%) relative to the overall 30-50% AMI rate. This curious phenomenon is not observed in other income groups.

Among the 50-80% AMI income group, 22.7% of households experience severe housing problems. A disproportionate need exists for Asian households (32.9%), although the household population (934) constitutes only 1.5% of all 50-80% AMI households. The rate of severe housing problems for all other racial/ethnic groups deviates only slightly from the rate for 50-80% AMI households overall.

Among the 80-100% AMI income group, 11.6% of households experience severe housing problems. There are no disproportionate needs, and rates for the various racial/ethnic groups do not deviate much from the rate for 80-100% AMI households overall.

For the most part, different racial/ethnic groups experience severe housing problems similarly in Palm Beach County. Disproportionate housing needs are not common, and are prevalent only in the 30-50% AMI income group. Where disproportionate needs do exist, they are experienced exclusively by minority racial/ethnic groups.

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

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

Introduction:

A household experiences cost burden when its housing expenses exceed 30% of gross household income. Severe cost burden occurs when such expenses exceed 50% of household income. Cost burden makes for housing instability, increasing the likelihood of eviction or foreclosure particularly for severely-cost burdened households. Cost burden detracts from the availability of household financial resources to meet basic non-housing needs for medical care, proper nutrition, education, and transportation. The prevalence of cost burden in a community is an indicator of need for additional affordable housing. HUD's Community Housing Affordability Study (CHAS) provides data on household cost burden and severe cost burden by various racial/ethnic groups. A disproportionately greater need exists when the percentage of households in a particular income category that are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the same income category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	193,706	64,110	66,216	5,280
White	138,603	39,340	37,620	3,075
Black / African American	20,333	10,190	12,829	1,357
Asian	3,672	950	929	24
American Indian, Alaska Native	207	65	119	0
Pacific Islander	60	0	25	0
Hispanic	28,484	12,740	13,839	778

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The CHAS data indicates that a total of 39.6% of all households in the Urban County Jurisdiction are cost-burdened, including 64,110 cost burdened (19.5%) and 66,216 severely cost-burdened (20.1%).

There are no disproportionate needs among households experiencing cost burden greater than 30% but less than 50% of household income. Cost burden is similar among White (21.3%), Black (22.8%), and Hispanic (22.8%) households, but is lower among Asian (17.0%) and American Indians (16.6%).

Severe cost burden greater than 50% varies substantially by race/ethnicity, but only rises to the level of disproportionate need in the case of American Indians (30.4%) which represent a mere 0.12% of all households. Although 20.4% of Whites experience severe cost burden, 28.7% of Black households and 24.8% of Hispanic households do.

When comparing rates of cost burden to severe cost burden for the same race/ethnic groups, the data shows that White and Asian households experience cost burden more often than severe cost burden: White 21.3% versus 20.4% severe; Asian 17.0% versus 16.7% severe. The opposite is true for Black and Hispanic households, which experience severe cost burden more often than cost burden: Black 22.8% versus 28.7% severe; Hispanic 22.8% versus 24.8% severe. Because Black and Hispanic households more often suffer severe cost burden, they are more likely to suffer the additional financial strain and destabilizing effects associated with severe cost burden.

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

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

The CHAS data reveal only limited incidences of disproportionate housing needs in Palm Beach County, and these incidences often occur among racial/ethnic groups with minimal populations.

Households in the 0-30% AMI income group experience housing problems and severe housing problems more frequently than other higher income groups, however, they experience problems similarly across racial/ethnic groups. Only one disproportionate need exists among 0-30% AMI households, where 100% of 44 American Indian households experience housing problems. The only other significant deviation is that Hispanic households experience severe housing problems at a rate 5% greater than the 0-30% AMI households as a whole.

Disproportionate needs exist at 30-50% AMI more so than any other income group. Minority households experience severe housing problems disproportionately, including: 57.7% of Black households, 57.0% of Asian households, 70.0% of American Indian households, and 100% of Pacific Islander households. Although a disproportionate need does not exist for Hispanic households, its rate of severe housing problems 6% higher than the overall 30-50% AMI rate. Similarly, minority households experience housing problems more often. Although a disproportionate need only exists for Pacific Islanders (100% of 25 households), there is a difference of over 12% between the rate for White households (69.8%) and those of Hispanic (82.3%) and Black (84.5%) households at 30-50% AMI.

Among the 50-80% AMI income group, the only disproportionate need is for Asians (32.9% of 934 households experience severe housing problems), however the population constitutes only 1.5% of all 50-80% AMI households. The rate of severe housing problems for all other racial/ethnic groups deviates only slightly from the rate for 50-80% AMI households overall, however, the rate of housing problems for Hispanic and Black households are 4% and 8% greater than 50-80% AMI households overall.

Among the 80-100% AMI income group there are no disproportionate needs, and rates for the various racial/ethnic groups do not deviate much from the rate for 80-100% AMI households overall.

For the most part, different racial/ethnic groups experience housing problems, severe housing problems, and cost burden similarly in Palm Beach County. Disproportionate housing needs are not common, and are prevalent only in the 30-50% AMI income group. Where disproportionate needs do exist, they are experienced exclusively by minority racial/ethnic groups.

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

The County has not identified any other disproportionate needs.

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

Data is not available to depict the location of disproportionate needs, however, data is available that identifies geographic areas of greater racial/ethnic concentration within Palm Beach County. The only two prevalent minority racial/ethnic groups in Palm Beach County are Hispanics and Blacks. Data from the American Community Survey (2013-2017) reveals that Hispanics represent 21.3%, and Blacks 19.7%, of total population countywide. The County created maps that identify census tracts in the Urban County Program Jurisdiction that contain: 1) less than the countywide rate of Blacks/Hispanics; 2) 100% to 200% of the countywide rate of Blacks/Hispanics; and 3) more than 200% the countywide rate of Blacks/Hispanics.

The Hispanic population is most concentrated in two distinct areas:

1. An eastern-central area generally bounded by Okeechobee Boulevard on the north, US Highway 1 on the east, Hypoluxo Road to the south, and Jog Road to the west. This area includes portions of Lake Worth Beach, Greenacres, Palm Springs, West Palm Beach, and the unincorporated county.
2. An area of the western Glades Region following Lake Okeechobee from Hendry County on the west to Martin County on the north. This area includes portions of the municipalities of Belle Glade and Pahokee and all of the City of South Bay.

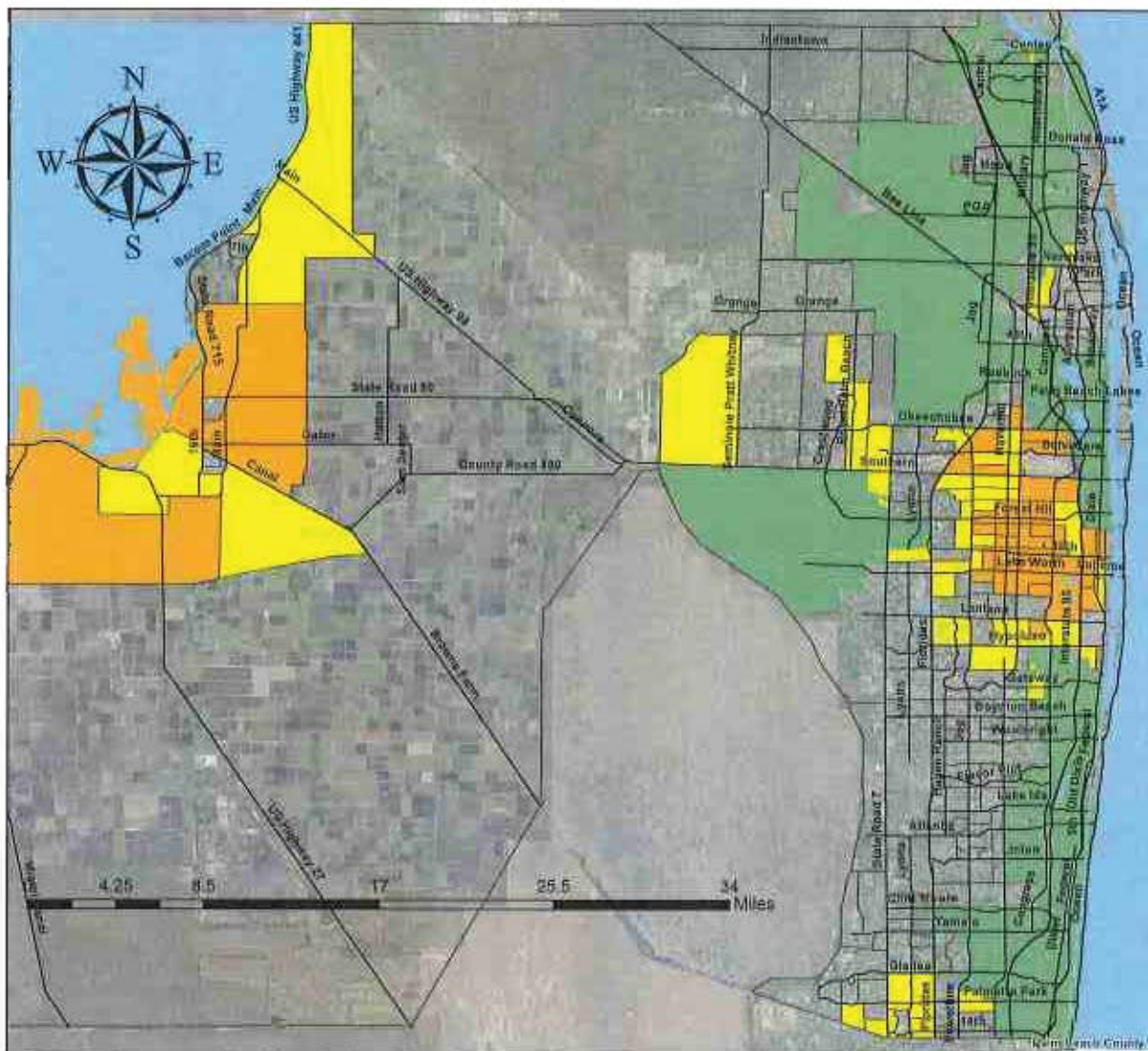
The Black population is concentrated similarly in the Glades Region, but somewhat more scattered in the eastern area of the county:

1. An area of the western Glades Region following Lake Okeechobee from Hendry County on the west to Martin County on the north. This area includes all of the municipalities of Belle Glade, Pahokee, and South Bay.
2. An area in northeastern county encompassing Riviera Beach and Lake Park.
3. An eastern-central area generally bounded by Southern Boulevard on the south, Royal Palm Beach Boulevard on the west, and West Palm Beach municipal limits on the east and north. This area is primarily unincorporated, but includes a portion of the Village of Royal Palm Beach.
4. Scattered census tracts in the east-central area of the county encompassing portions of the municipalities of Palm Springs and Lake Worth, and unincorporated areas west of Lantana and Boynton Beach.

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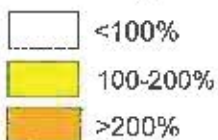
Palm Beach County Countywide Jurisdiction Hispanic Concentrations



Legend

Hispanic Concentrations
by Census Tracts

Percentage



Entitlement Municipalities

Water Bodies

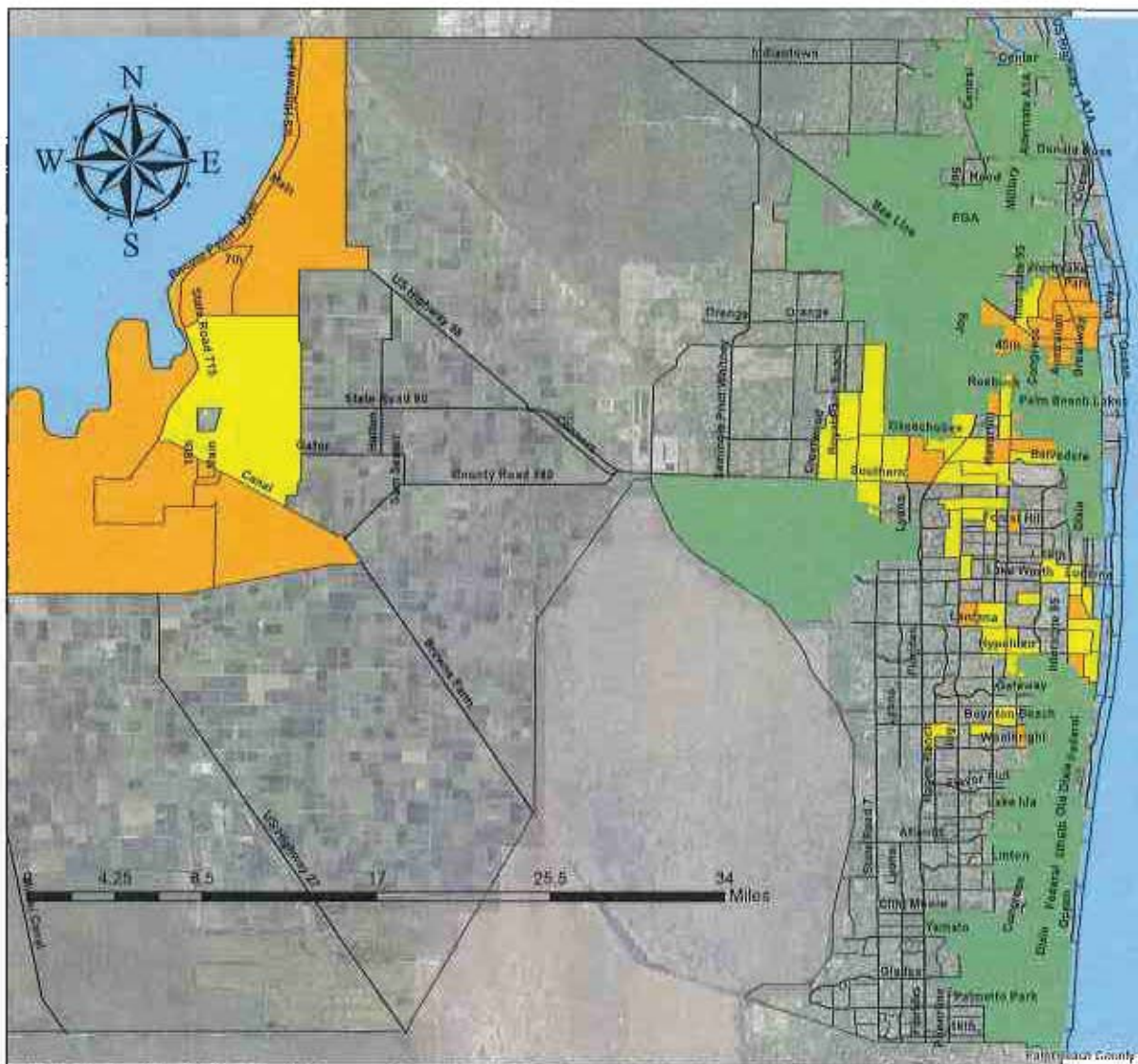
Major Roads



Prepared by PBC Department of Housing and Economic Sustainability - January 2020
Source: 2013-2017 American Community Survey (Hispanic Population)



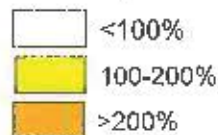
Palm Beach County Countywide Jurisdiction Black/ African-American Concentrations



Legend

Black/African American Concentrations
by Census Tracts

Percentage



Entitlement Municipalities

Water Bodies — Major Roads



Prepared by PBC Department of Housing and Economic Sustainability - January 2020
Source: 2013-2017 American Community Survey (Black Population)

NA-35 Public Housing – 91.205(b)

Introduction

The County has seven housing authorities operating within its boundaries. However, only four operate within the Palm Beach County Urban County Program Jurisdiction and of these, one has neither, public housing units or vouchers. The three Housing Authorities referenced above are: Belle Glade Housing Authority (BGHA), Palm Beach County Housing Authority (PBCHA), and the Pahokee Housing Authority (PHA). Riviera Beach Housing Authority has a partnership with Housing Trust Group (HTG) to develop HTG Heron Estates Senior and Family projects. Together the three entities operate a total of 1,493 Public Housing Units and manage 2,944 vouchers which are comprised of 420 project-based and 2,333 tenant-based vouchers, 10 Veterans affairs vouchers, 128 disabled vouchers, and 18 undescribed vouchers as illustrated in the table below:

Totals in Use

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project-based	Tenant-based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	Other *
# of units vouchers in use	0	0	767	2,661	395	2,110	10	0	128	18

Table 22 – Public Housing by Program Type

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

Data Source: Palm Beach County and Pahokee Housing Authorities

The tables on the next page outline the specific characteristics of families within Palm Beach County who are receiving assistance through the PBCHA and Pahokee HA. The Housing Authorities provide access to affordable housing to extremely-low, low, and moderate-income families through the operation of rental units and administration of tenant-based and project-based vouchers.

The Housing Authorities anticipate receiving ~\$43,444,268 under Public Housing and Section 8 during FY2020-2021. Based on the information provided by the operating Housing Authorities, the average annual income for an average household size (family of 2.90 persons) receiving public housing assistance is \$19,707 and the average length of stay in the housing program is 5 to 10 years.

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Special Purpose Voucher		Disabled
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	15,969	13,936	10,164	14,287	0	12,919	
Average length of stay	0	0	5	8	0	9	0	6	
Average Household size	0	0	2	3	1	3	0	3	
# Homeless at admission	5	0	46	31	0	0	10	0	128
# of Elderly Program Participants (>62)	547	0	240	698	165	385	8	0	0
# of Disabled Families	854	0	362	1,056	183	683	10	0	128
# of Families requesting accessibility features	18	0	18	N/A	N/A	N/A	N/A	0	N/A
# of HIV/AIDS program participants	251	0	N/A	N/A	N/A	251	N/A	0	251
# of DV victims	0	0	3	N/A	N/A	N/A	N/A	0	N/A

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: Palm Beach County and Pahokee Housing Authorities

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	413	0	173	586	63	346	0	0	41
Black/African American	1,870	0	394	2,264	312	1,566	96	0	82
Asian	0	0	9	9	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	146	0	0	146	20	122	0	0	2
Other	0	0	65	65	0	0	0	0	3

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

Table 24 -- Race of Public Housing Residents by Program Type

Data Source: Palm Beach County and Pahokee Housing Authorities

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	389	0	95	241	63	325	0	0	20
Not Hispanic	2,040	0	543	2,583	332	1,709	0	0	108

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

Table 25 -- Ethnicity of Public Housing Residents by Program Type

Data Source: Palm Beach County and Pahokee Housing Authorities

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

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

Presently, a total of 142 persons are on the waiting lists for accessible units for both public housing and Section 8 programs. The three HAS have identified the existing needs of current tenants to be creation of more jobs, improvement of quality of housing, an increase in access to public services for the homeless or those who are at risk of homelessness and child care services to help meet the needs of very-low, low- and moderate-income persons, the elderly and persons with disabilities. The HAS have identified renovation and revitalization to improve the quality of housing and ADA modifications of public housing based on the needs of the residents. The upgrades may include interior space to provide more mobility, bathroom and fixtures including showers to replace tubs, transferring a tenant to an accessible unit with auxiliary aid for the hearing impaired and allowing a live-in-aide for a visually impaired tenant. The HAS will address the identified needs and will also seek to expand the supply of affordable rental units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Collectively, the Belle Glade Housing Authority, the Palm Beach County Housing Authority, and the Pahokee Housing Authority have a total of 3,251 applicants on waiting lists for housing assistance. Existing households are experiencing some type of housing problem such as cost burden, housing overcrowding, or substandard housing. Each housing authority plans to strategically address the most immediate needs of public housing residents and housing choice voucher holders as listed below:

Belle Glade Housing Authority (BGHA): BGHA continues to support and house the Redlands Christian Migrant Association which operates a Day Care Center in the Okeechobee Center for their tenants. Team sports, football and basketball, are provided for numerous age groups and are sponsored with the cooperation of the Police Athletic Leagues. These programs promote the establishment of local partnerships necessary to provide supportive services and empowerment activities for low income families.

Palm Beach County Housing Authority (PBCHA): PBCHA continues to oversee ADA modifications needed in public housing based on the Green Physical Needs Assessment (GPNA) for public housing, strives to identify higher payment standards for families needing ADA units and will apply for special-purpose vouchers targeted to families with disabilities as they become available.

Pahokee Housing Authority (PHA): PHA describes the needs of public housing residents as: Veterans Affairs Supportive Housing (VASH) for veterans that are chronically homeless and in need of health care; desires to include public housing residents as part of its Family Self-Sufficiency (FSS) program; PHA to purchase abandoned homes, to renovate them and rent them to low and moderate income families with an option to purchase these homes; and PHA has converted 129 affordable public housing units to Low-

Income Housing Tax Credit (LIHTC) units. This program enabled PHA to substantially renovate 80 units at Padgett Island Homes and 49 units at Fremd Village, and rent these units at lower than market rents. The LIHTC project has received an Elderly Designation allowing 80% of families served to be 62 years or older. Lastly, residents need an expanded supply of assisted housing, improvement in the quality and modernization of housing, and increased assisted housing choices mobility and eventually homeownership.

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

Examination of data on non-housing community needs for Palm Beach County, which forms a part of this Consolidated Plan document, showed that the specific needs of public housing residents are not necessarily different from the needs of the population at large, especially those who are of low and moderate income means. These needs include overcrowding, cost burden, child care, reduction in crime, job opportunities, an increase in the number of accessible units for the elderly and disabled, recreational facilities, housing counseling, and affordable housing opportunities, among others. The specific needs of public housing residents are not necessarily different from the needs of the population at large, especially residents who are of low and moderate income means, and this can be reviewed via the examination of data regarding non-housing community needs in Palm Beach County. This examination forms a part of this Consolidated Plan.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

The information used in this section was derived from the 2019 Point in Time (PIT) count that occurred on January 24, 2019. Every year the County undertakes its Point in Time Count as well as a Shelter Survey. These two events seek to identify the number of homeless individuals and families in Palm Beach County. The PIT count is used to obtain a sheltered and unsheltered persons count for a twenty-four hour period. The shelter survey is completed by the shelter operators and is used to count the homeless individuals and families in shelter during the survey period.

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

Palm Beach County's 2019 PIT indicated that 1,397 persons were homeless on the day of the count with 457 of those individuals sheltered and 940 unsheltered. The results indicate that males represent the largest percentage (67%) of the total adult population. Seniors represent 9% of the total homeless population and military veterans represented 9% of the total homeless population on the day of the count. The results also indicated that 15% of the homeless population are defined as chronically homeless. On the day of the count, 67% of the homeless population were sleeping in an unsheltered location and 33% were housed in either emergency shelter or transitional housing.

Homeless Needs Assessment

See tables below

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered			
Persons in Households with Adult(s) and Child(ren)	17	247	0	0	0
Persons in Household with Only Children	0	6	0	0	0
Persons in Households with Only Adults	923	204	0	0	0
TOTAL	940	452			

The 2019 PIT Count shows the following information for various groups of homeless persons:

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered			
Chronically Homeless Individuals	198	17	0	0	0
Chronically Homeless Families	0	0	0	0	0
Veterans	82	37	0	0	0
Unaccompanied Youth	66	26	0	0	0
Persons with HIV	14	6	0	0	0

Table 26 – Point in Time Count (January 24, 2019)

Indicate if the homeless population is either All Rural Homeless, Partially Rural Homeless or Has No Rural Homeless

Palm Beach County's homeless population has no rural homeless

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

Entering Homelessness: The majority of individuals, families with children, veterans, and the chronic homeless cites the most common reason for their homelessness as: employment/financial issues (43%).

Family issues (20%), and housing issues (18%). A quarter of the total homeless population on any given day have experienced homelessness four (4) or more times during a three (3) year period.

Existing Homelessness: Finding and maintaining employment and locating affordable housing are the main reasons persons exit homelessness. Forty-five percent (45%) of the total homeless population on any given day have been homeless for one year or longer while 25% have been homeless for more than 3 months but less than one year. Fifteen percent (15%) of those homeless on any given day have experienced homelessness for 1 to 3 months while less than 5% have experienced homelessness for no more than one week.

Nature and Extent of Homelessness:

Race:	Sheltered:	Unsheltered (optional)
White	114	510
Black or African American	307	404
Asian	14	3
American Indian or Alaska Native	1	10
Pacific Islander	6	5
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	56	115
Not Hispanic	401	825

Table 27 - 2019 Point in Time Survey

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

According to the 2019 Point In Time count, there were 1,200 households (1,397 individuals) that were homeless on a given 24-hour period. Households with at least one adult and one child accounted for 7.2% (86) of the total household homeless population, and households comprised of only children (Youth) represented < 1% (5) of the homeless population. Seventy-two (72) households (6%) of households with at least one adult and one child were in emergency shelter and <1% (8) resided in transitional housing. For households with only children 5 households (<1%) were in emergency shelter and none were in transitional housing. Information regarding families of veterans was not isolated in the 2019 PIT survey. The households surveyed may or may not have included families with veterans.

Housing placement for households with children has proven difficult. The majority of the housing facilities are designed to accept the single homeless population. To that end, Palm Beach County purchased a 19 unit emergency family shelter and contracted with a non-profit agency to operate the facility. Furthermore, the County in coordination with a family service provider established a Rapid Re-housing Program that provides financial assistance to homeless families with or without children to regain stability in permanent housing.

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

According to the PIT survey, Black/African Americans comprised slightly more than half (51%) of the County's homeless population, whites represented 45%, while American Indian/Alaska Native and Asians and Native Hawaiian /Pacific Islanders each represented 1% of the homeless population. One percent (1%) of those individuals who participated in the survey were of multiple races. Of the total number of homeless, 171 (12%) were Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2019 Point In Time survey reported that of the 1,397 homeless individuals identified, 457 (32.7%) were sheltered and 940 (67.2%) unsheltered. Of the 457 individuals that were sheltered, 349 (76.3%) were sheltered in emergency shelters and 108 (23.6%) were housed in transitional facilities.

The following is a description of the extent to which sub-populations of homeless are sheltered and unsheltered. Chronic homeless persons represented 15% of the total homeless population counted of which 1.2% (17 persons) were sheltered. The mental ill accounted for 15% of the homeless population with 5% (67 individuals) sheltered. The veteran homeless population was 9% of the total homeless count of which 3% (37 veterans) were housed. Chronic substance abuse represented 14% of the total homeless population counted in the 2019 PIT of which 4% (53 persons) were sheltered. Persons with HIV/AIDS and victims of domestic violence represented 1% and 15% respectively of the total homeless population reflected in the PIT. Less than 1% (6 persons) of the HIV/AIDS subpopulation and 10% (140 individuals) of the victims of domestic violence subpopulation were sheltered.

Discussion:

Results of the 2019 Point In Time count indicated that homelessness in Palm Beach County is for the most part caused by a lack of affordable housing and an increase in poverty. Individuals reported financial reasons were the primary causes of their homelessness. The continued rise in the cost of living combined with the stagnancy of wages for positions usually held by the lower income group has resulted in a population that struggles to achieve and/or maintain housing stability. To that end, Palm Beach County established a Workforce Housing Program (WHP) to assist county households with incomes of 60% to 140 % of Area Median Income (AMI). The WHP, established in the County's Comprehensive Plan, is intended to increase housing opportunities for persons employed in Palm Beach County jobs that help keep the community viable. The County also will continue to provide funding for the provision of supportive services (e.g. employment training, financial counseling) to the homeless population and to support economic development efforts aimed at creating job opportunities for low and moderate-income persons.

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

Introduction:

The non-homeless special needs population in Palm Beach County is comprised of:

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

The Palm Beach County Consolidated Plan does not seek funding under Housing Opportunities for Persons with AIDS (HOPWA). Preparation of the application for HOPWA funding is completed by the largest municipality within the Eligible Metropolitan Statistical Area (EMSA). In the case of Palm Beach County, this is the City of West Palm Beach.

Describe the characteristics of special needs populations in your community:

The non-homeless special needs populations experience many of the same housing and service needs and barriers including: Fixed income, limited income, or no income; lack of available safe, sanitary, affordable housing; Lack of housing with supportive services; Lack of credit history, negative credit or rental history, criminal background, or other factors that affect their ability to find a willing landlord; health issues; substance abuse or mental health disorders; lack of job opportunities. The following describes the special characteristics of each group:

Elderly and Frail Elderly: According to the Office of Economic and Demographic Research, approximately 431,767 persons (30.0%) of Palm Beach County's population is over the age of 60. Of these, 191,722 are males and 239,995 are females. Some 59,233 seniors are below 125.0% of the poverty guideline; 60.0% of population living alone are females and 31.0% are males; 7.0% live in medically underserved areas or are designated as a part of a medically underserved population (that is, areas or populations designated by Health Resources & Services Administration (HRSA) as having too few primary care providers, high infant mortality, high poverty or a high elderly population); 281,933 have disability insurance; 72.0% suffer from no disability; 205,080 (24.0% of all county households) have cost burden above 30%. There are 26 Adult Daycare facility with total beds numbering 1,655.

Persons with mental, physical, and/or developmental disabilities: Per the 2017 ACS Survey the total county's population with a disability is 173,730 (some persons suffer from more than one disability). Of these, 16,927 were under 34 years old, 67,858 were under 65 and 101,616 were over 65 years old.

Approximately 95,420 persons suffered from ambulatory disability; 32,451 from vision disability; 56,417 from cognitive disability; 35,007 from self-care disability; and 61,256 persons have independent living disability.

Persons with alcohol or other drug addiction

According to the Palm Beach County Substance Awareness Coalition- Drug Abuse Trends in Palm Beach County Annual Report: July 2017, there are 59,321 current users of marijuana in the County and 33,767 current users of an illicit drug other than marijuana. Alcohol was detected as being present in nearly one-half of all drug-related deaths in Florida during 2016 and was the primary drug cited by more than a third of all patients admitted to addiction treatment in Palm Beach County during 2016. In calendar year 2016, 234 adolescents aged 17 and under cited alcohol was their primary drug of abuse when they entered a Palm Beach County treatment program.

Persons with HIV/AIDS and their Families

Within the County, there were 8,208 individuals living with HIV at the end of 2017 according to data from the Florida Department of Health, Bureau of HIV/AIDS. Of this total, 64.1% were males and 35.9% females. Also, during the year there were 322 newly diagnosed cases and 156 deaths.

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

The Florida Department of Law Enforcement reported for 2018 that the County had 4,613 occurrences of domestic violence offences. Per a report published in 2017 by Health & Human Services in Palm Beach County, 76% of intimate partner physical violence victims are female, more than 75% of women aged 18-49 who are abused were previously abused by the same perpetrator, 40% of female murder victims are killed by intimate partners, 76% of women who are killed by intimate partners and 85% of women who survive homicide attempts are stalked prior to the murder or attempted murder.

Veterans

According to the 2017 American Community Survey, the County's veteran population is 85,376, or 7.5% of the County's total population. Of this total, 93.4% are male; 69.0% are 65 years and over; 89.0% are white; and 8.0% Black or African American. The unemployment rate among veterans in the county in 2017 was 7.4% and 5.6 of all veterans received income below the poverty level.

Youths ageing out of foster care

In the State of Florida, a youth is able to leave the foster care system at 18 and is expected to assume full independence. In Palm Beach County. However, Youth can remain in extended foster care until age 22, if they have a documented disability or if they can achieve goals pertaining to education, employment, self-sufficiency or housing. Some 75 to 90 foster children age out of the system each year.

Ex-offenders

It is estimated that annually in Palm Beach County approximately 1,200 ex-offenders are released from prison; 400 persons are released from jail, and between 100 and 150 youths are released from residential facilities. The Reentry Task Force was formally adopted under the Criminal Justice Commission in 2008 and moved under the auspices of the Board of County Commissioners' Department of Public Safety-

Division of Justice Services in 2017 as an official advisory board. The mission of the Reentry Task Force is to increase public safety, decrease victimization, reduce recidivism rates, and create an improved quality of life for Palm Beach County residents. The Reentry Task Force coordinates and facilitates resources, develops and maintains partnerships, implements changes based on evaluation, and identifies opportunities for sustained reentry services.

Residents of Public Housing: Four public housing authority operate within the Palm Beach County Entitlement Jurisdiction, but only three have public housing units or manage vouchers. Based on information provided by these agencies, they operate a total 1,567 public housing units, 53 scattered homes, and manage 2,432 vouchers.

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

The supportive non housing needs of Palm Beach County Special Needs Population was determined as follows: a survey was designed and sent to relevant agencies within the county that provide daily services to the "special population"; extensive review of the websites of various agencies was undertaken, these are referenced under the discussions for each identified special population group; input was received from members of the general public through solicitations at public meetings and posted documents.

Elderly/Frail Elderly: The Department of State Elder Needs Index for the County (http://elderaffairs.state.fl.us/doea/eni_home.php) showed that elderly persons living in the Glades Region of the County and in the areas around northern West Palm Beach, and Riviera Beach and along the I-95 corridor in Boynton Beach and Delray Beach have a probable greater level need for social services. Services required by Palm Beach County elderly population are: In-Home Services- assistance to frail elderly in order to foster independent living at their own home (include personal care, homemaker, respite, case management, home delivered meals, companionship; and Community Based Services- Transportation, congregate meals and counseling legal assistance, outreach, affordable health care; adult day care, senior employment, volunteer opportunity, wellness programs. According to a Report of Health and Human Services in Palm Beach County – based on key indicators 2017, Palm Beach County is one of the top two counties with the highest elderly population in Florida, however access to supportive care for seniors is extremely limited and therefore with no other options, many seniors find themselves having to leave their homes to be institutionalized in a facility.

Persons with mental, physical, and/or developmental disabilities: According to a Report of Health and Human Services in Palm Beach County – based on key indicators in 2017, the goal is to reduce the percentage of Palm Beach County residents with developmental disabilities identified as being at risk of institutionalization currently waiting for services to less than 5%. Individuals with developmental disabilities require services throughout their lives as there are no cures for these conditions. Therefore, services are needed to support maximum independence, productivity and participation in the community. Without these supports, individuals with developmental disabilities are among the most vulnerable people in terms of risk for hunger, homelessness and unemployment. It has been found that home and community-based services are more effective and more cost efficient than institutional settings in

providing essential support for this population. The results of the survey of agencies in Palm Beach County which provides services to this population showed that the greatest areas of need are: affordable housing, rent subsidies, relocation assistance, affordable health care, day program, in-home and community based support, education and employment services.

Persons with alcohol or other drug addiction: According to the Palm Beach County Substance Awareness Coalition- Drug Abuse Trends in Palm Beach County, Florida Annual Report: July 2017, Palm Beach County had more heroin deaths during the first half of 2016 than any other county in the State. Cocaine deaths have been steadily increasing since 2013 attributed in part to polysubstance use with heroin and other opioids. Benzodiazepine deaths increased in 2015 and 2016 following sharp declines from 2011 to 2013 paralleling trends of prescription opioid fatalities. Substance abuse education was cited as the major service to be provided to members of this population.

Persons with HIV/AIDS and their Families: The HOPWA and Ryan White Programs are the two predominant sources which provides funding to assist with initiatives to combat HIV/AIDS. Under the HOPWA program the following activities are undertaken: short-term rent, mortgage, and utility assistance to prevent homelessness, and tenant-based rental assistance. The County directly receives funding under the Ryan White program and the majority of these funds support primary medical care and essential support services to assist persons at risk of homeless. According to the 2017 Report of Health & Human Services in PBC, the goal established for Palm Beach County for 2018 was to reduce the HIV Case Rate from 23.2 to 21.5 cases/100,000. This will be accomplished via the integration of patient care and prevention planning and service implementation across Palm Beach County. County based agencies offer a range of services which include: housing services such as transitional housing, mortgage and utility assistance, tenant-based rental assistance, short-term rent, home health care, emergency financial assistance, food assistance, linkage to licensed mental health counseling and substance abuse treatment, and medical transportation.

Victims of domestic violence, dating violence, sexual assault, and stalking: According to the 2017 Report of Health and Human Services in Palm Beach County, the key indicator for Domestic Abuse Violence is the domestic homicide rate. The goal is to reduce the number of domestic related homicides in the County. The housing and supportive needs of this population as identified from a survey of eight providers of services to the special needs population are: affordable housing, rent subsidies, financial counseling, relocation assistance, education and employment services, affordable child care, affordable health care, and legal services. There are several agencies, which are working to provide services and to reduce incidences of domestic violence in the county. Some of these are: Law Enforcement, State Attorney's Office, Attorney General's Office, YWCA/Harmony House, AVDA, faith-based organizations, Legal Aid Society, Department of Children and Families, Coalition for Independent Living Options and PBC Victim Services.

Veterans: Approximately 58,900 (69.0%) of the county's veteran population are 65 years and over. The unemployment rate among this population is 7.7% and 5.6% of all veterans receive income below the poverty level. According to the responses to the survey administered by DES to agencies serving the

special needs population, the most important needs for veterans are: affordable Housing, affordable rent, education and employment services, and substance abuse education; financial counseling.

Youth aging out of foster care: Youths age out of foster care upon turning 18, but individuals are generally not fully prepared to live independently without any help or assistance. As a result, they experience considerable family instability, educational disruption, and suffer mental health problems at a much higher rate than teens in the general population. Without support: less than 50.0% of Florida's foster children graduate from high school; 30.0% are more likely to be substance abusers; 50.0% are more likely to have a history of domestic violence; Up to 85.0% of kids in foster care have mental health problems; 25.0% experience homelessness within one year; 75.0% experience unemployment; 40.0% become parents within 2 years; and, 25.0% of males and 10.0% of females are incarcerated within 18 months. Only 1 in 6 are completely self-supporting. According to the survey administered by DHES, the most urgent needs of this population are: transitional housing, affordable housing, relocation assistance, financial counseling, education, employment and life skill training, affordable healthcare, substance abuse education.

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

Residents of public housing:

There are 919 households residing in public housing in the Jurisdiction. Additionally, another 1938 households are provided with housing vouchers. Survey of three of the four Housing Authorities operating in the Jurisdiction identified the following as the residents' most urgent needs: affordable childcare, affordable health care, financial counseling, education and employment services, substance abuse education, legal services, nutrition services, legal services, and mental health services.

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

As Palm Beach County does not receive HOPWA funding, this section is not applicable to the County's Consolidated Plan.

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

Describe the jurisdiction's need for Public Facilities:

Palm Beach County's public facility needs are diverse and involve the provision of new facilities as well as the expansion/rehabilitation/modernizing of others. The following are some of the facilities identified: Palm Beach County's public facilities needs includes, among others, restoration of museums, senior centers, handicapped centers, emergency operation centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, health facilities, parks and recreational facilities, facilities for special needs populations, reconstruction of libraries.

The need for these specific facilities is justified by the demographic makeup of the jurisdiction's County's population. Twenty-four percent (24%) of the overall population is aged 65 and over; 22.0% are under 19 years old; 13.0% have some form of disability; the number of homeless persons and persons at risk of becoming homeless who are served at the Homeless Resource Center annually averages 3,000 persons and the number counted in the most recent homeless count is 1,397 individuals; an online survey conducted by DHES to ascertain some of the most important factors considered by families when determining where to live are proximity to parks and recreational facilities.

How were these needs determined?

Palm Beach County CDBG Program Jurisdiction consists of unincorporated Palm Beach County and twenty-nine municipalities with executed inter-local agreement with the County. In most instances, Palm Beach County will invest public facilities and public Improvements in designated CDBG Target Areas. Areas throughout the jurisdiction are assessed, based on established and documented criteria, to gauge their qualification as CDBG Target Areas.

One of the qualifying criteria was an assessment of the need for public facilities and public improvements. The specific needs identified above were directly suggested by participating municipalities and by relevant county departments, such as Engineering, Facilities, Parks and Recreation, Water Utilities, among others.

Additionally, comments received at public meetings to discuss the Plan as well as comments and recommendations made by the Board of County Commissioners at a workshop convened to review the draft plan were considered.

Describe the jurisdiction's need for Public Improvements:

The following are considered to be the most urgently required public improvements: street Improvements, provision for parking, sidewalks, water/sewer improvements, and flood drainage improvements. Public improvements provided under the Consolidated Plan must benefit areas where the residents are at least 51% low-and moderate-income. Areas of unpaved roadway catering to vehicular traffic are present in the county. Also, sidewalks are either nonexistent or are not wide enough to promote the safety of pedestrians. There are areas in the older sections of the county where the roads have deteriorated due to age and need to be rebuilt or rehabilitated. Areas of the county are subject to flooding during severe rain events and therefore the capacity of the existing drainage infrastructure needs to be increased.

How were these needs determined?

Palm Beach County CDBG Program Jurisdiction consists of unincorporated Palm Beach County and twenty-nine municipalities with executed inter-local agreement with the County. In most instances, Palm Beach County will concentrate its Public facilities and Public Improvements CDBG investment in designated CDBG Target Areas. Areas throughout the jurisdiction are assessed, based on established and documented criteria, to gauge their qualification as CDBG Target Areas.

One of the qualifying criteria was an assessment of the need for public facilities and public improvements. The specific needs identified above were directly suggested by the participating municipalities and by relevant county departments, such as engineering, Facilities, parks and Recreation, water Utilities among others.

Additionally, comments received at public meetings to discuss the Plan as well as comments and recommendations made by the Board of County Commissioners at a Workshop convened to review the draft plan were considered.

Describe the jurisdiction's need for Public Services:

The need for Public Services in Palm Beach County is driven by demographics, income, the needs of the special needs population, the needs of the homeless and those at risk of homelessness, housing status within the county, a need to educate the population on fair housing issues and specific needs of the underserved and low- and moderate-income population. Palm Beach County has identified the following public services needs which will be addressed: child care services, preschool and after school care services, health services, domestic violence services, homeless services, disabled services, senior services, abused and neglected children, youth services, housing counseling services, fair housing counseling, job training, legal services, substance abuse services and veteran services.

How were these needs determined?

The latest population estimates for Palm Beach County CDBG Jurisdiction puts the jurisdiction's population at 906,779 persons. Of this total, 5.0% are under five (5) years and will need to be provided with childcare services to allow their parents to work. Additionally, after school services are required, especially for those attending elementary school.

Approximately, 24% of the jurisdiction's population is over 65 years old, hence the need for senior services to be provided. It is important to note that this population is considered by HUD to be low-and moderate-income.

The provision of services to the disabled population, which represents 13.0% of the jurisdiction's population, is a need which will be addressed by this Plan and it is anticipated that there will be collaboration between the County and up to at least four non-profit providers of services to the disabled to address this need.

Information posted at [Datausa.io/profile/geo/palm-beach-county](https://datausa.io/profile/geo/palm-beach-county) revealed that 14.0% of Palm Beach County residents do not have health insurance, thereby supporting the need for the provision of health services to those who cannot afford health insurance.

In 2017, a total of 4,613 incidences of domestic violence were reported in Palm Beach County, confirming the need for services aimed at addressing domestic violence. According to a report composed by Homesafe, between October 2017 and September 2018, 855 children in Palm Beach County were removed from homes and placed into foster care.

Approximately 13.4% of Palm Beach County's population have income which are below the poverty level.

Approximately 3,000 homeless cases are addressed annually at the Senator Phillip D. Lewis Center, the main entry point for homeless into the Palm Beach County Homeless System. These statistics show that there is a need to combat homelessness by providing homeless and homeless prevention services.

The County also needs to continue to ensure the provision of services to persons recently released from incarceration to assist with their re-assimilation into society. According to a report by the Department of Public Safety-Division of Justice Services, 1,200 people are released from prison annually.

Based on the growing number of youths in the population (5.6% of those aged between 15 and 19), there is a strong need for public services which addresses youth needs. These will include educational services, family counseling for pregnant and parenting teens, and recreational services, etc.

Over 70% of households in Palm Beach County are homeowners and many first-time homeowners are not fully conversant with all of the intricacies of homeownership, such as: source financing, interacting with realtors and mortgage companies, the housing financing process, homeowner responsibilities, and associated costs, among others. During FY 2018-2019, some 550 low- and moderate income households benefitted from CDBG funded housing counselling activities. Over the Past five-years, the number of reported fair housing discrimination cases averaged 180 annually. The frequency of these incidences coupled with the need for the County to honor and enforce the certification which it signed to Affirmatively Further Fair Housing makes it necessary for the County to establish and fund a need for fair housing services.

Based on the data set forth above, the identified needs and the rationale for them being identified as needs were documented and presented to the public and interested stakeholders at two public meetings March 9, 2020 and March 13, 2020. The proposals were also presented to the Board of County Commissioners at a public workshop held on May 19, 2020. Notice of the meetings, as well as the document to be reviewed, were posted on the DHES website more than seven days before the proposed meeting date. Notices of the meetings were also posted in the Palm Beach Post seven days prior to the hosting of the meeting. Partners, existing subrecipients and developers were sent e-mails soliciting their participation/comments at the meetings. Comments emanating from these meetings were used to finalize the determination of the County's need for public services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Palm Beach County's Program Jurisdiction encompasses the entire county, with the exception of the following nine municipalities: Boca Raton, Boynton Beach, Delray Beach, Highland Beach, Jupiter, Ocean Ridge, Palm Beach Gardens, Wellington, and West Palm Beach. According to the 2011-2015 American Community Survey (ACS) provided by HUD, there were an estimated 409,870 housing units within the Jurisdiction, of which the great majority (78%) are owner-occupied.

There is a continued demand for affordable housing in Palm Beach County. Within the past decade (ACS 2011-2015 data), the Jurisdiction has seen median home value doubled and median rent value increasing by more than fifty percent. Additionally, population projections for the jurisdiction, supplied by the Florida Housing Data Clearinghouse, indicate that a 6% net increase in the number of households is expected during the 2020-2024 Consolidated Planning time period.

Based on data provided by the Realtors of Broward, Palm Beach and St. Lucie, Palm Beach County's 2019 median sales price (\$350,000) exceeded the State's by 76%. Additionally, 2020 HUD Fair Market Rent for Palm Beach County (\$1,208 1BR; \$1,506 2BR; \$2,043 3BR; \$2,422 4BR) ranked as the third highest among the 67 counties in the state.

Based on the HUD 2011-2015 Community Housing Affordability Survey (CHAS) data, there is a shortage of units affordable to lower income renter and owner households within the jurisdiction, particularly for households with incomes at or below 50% AMI. The CHAS data indicates that only 4% of renter units are affordable to 30% or below AMI households; 15% of units are affordable to 50% AMI households; and 57% of units are affordable to 80% AMI. For owner units, there is an insufficient supply of affordable housing units for households at 50% AMI and below, with only 13% of units affordable; 29% are affordable to households with 80% AMI and 40% affordable to households with 100% AMI.

Per the CHAS data, 35% of owner occupied housing units (82,540) and 59% of renter occupied housing units (55,113) have one or more of the conditions used to describe property as having a housing problem, namely: substandard housing, overcrowding or cost burden. Additionally, 33% of owner occupied units within the Palm Beach County jurisdiction (78,753) and 38% of renter occupied units (35,229) were built prior to 1980, raising the specter of a unit at risk for lead based paint hazards if needing rehabilitation. Cost burden is by far the most common housing problem. According to CHAS data, there are 44,470 renters and 62,239 owners experiencing housing cost burden in the absence of other housing problems.

Information from the 2013-2017 ACS showed that in Palm Beach County, areas with multiple housing problems are located primarily in low and moderate income areas: such as municipalities with designated CDBG target areas, e.g. Riviera Beach, Lake Worth Beach, Mangonia Park, the Glades area of western Palm

Beach County, and unincorporated Palm Beach County neighborhoods such as Westgate/Belvedere Homes and Gramercy Park.

There are 12 public housing developments within the Palm Beach County Urban County Program Jurisdiction that are administered by three public housing authorities, namely Pahokee, Palm Beach County and Belle Glade. Together these entities operate a total of 1,493 public housing units. The condition of housing developments operated by PBC HA and Pahokee HA range from good to very good condition. The Belle Glade Housing Authority has been cited recently by County officials for poor conditions and is currently undertaking improvements at both of its developments.

Palm Beach County coordinates with various community partners who provide a variety of services to support the complex needs of the homeless population in Palm Beach County. These needs not only include shelter for varying lengths of time, but also include basic needs such as food, clothing and transportation as well as offering health, mental health and employment services to the County's homeless population.

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

In order to stimulate economic growth, Palm Beach County has developed a number of initiatives and opportunities through plans and public/private investments to increase employment throughout the County. Economic goals for the County include the Glades Region Master Plan (GRMP), which acts as a guide for needed improvements in the Glades Region of the County. Since the completion of the GRMP in 2015, \$452.4 million has been invested in projects consistent with the recommendations of this plan. The County also provides low-interest loans to businesses throughout the County via the Section 108 Business Loan Program, which provides low-interest funding to businesses that expand in the County and create full time equivalent jobs.

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

Introduction

Palm Beach County is the largest county in Florida by area covering 2,383 square miles. The HUD provided tables below provide estimates for the Palm Beach County Urban County Program Jurisdiction. According to the 2011-2015 American Community Survey (ACS), there were an estimated 409,870 housing units within the Urban County jurisdiction. Of the estimated 332,117 occupied housing units, 239,002 (72%) were owner occupied and 93,115 (28%) were renter-occupied. The housing vacancy rate in Palm Beach County per the 2011-2015 ACS was approximately 19%, including seasonal units.

An estimated 273,862 (67%) housing units are in properties with between one (1) and four (4) units; 119,008 (29%) housing units are in properties with five (5) or more units. Among all residential units approximately 17,000 (4%) are mobile homes or recreational vehicles. Per the 2011-2015 ACS, approximately 54% of all housing units (17,247) have three bedrooms or more, while 36% (120,075) have two bedrooms, and 10% (32,007) have one bedroom or less.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	192,403	46%
1-unit, attached structure	39,445	10%
2-4 units	42,014	10%
5-19 units	49,717	12%
20 or more units	69,291	17%
Mobile Home, boat, RV, van, etc	17,000	4%
Total	409,870	100%

Table 28– Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	760	0%	2,266	2%
1 bedroom	10,958	5%	18,023	19%
2 bedrooms	77,891	33%	42,184	46%
3 or more bedrooms	147,064	62%	30,183	33%
Total	236,673	100%	92,656	100%

Table 2923 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

Palm Beach County Housing and Economic Sustainability (DHES), through various programs, provide assistance to households with incomes up to 140% Area Median Income (AMI). The County utilizes funding from various sources, including CDBG, HOME, SHIP, Workforce Housing, Impact Fee, Universal Housing Trust (UHT) and NSP to create affordable housing, rehabilitate existing housing stock, provide 1st and/or 2nd mortgage financing to eligible households, and offer rental assistance through SHIP and ESG.

The County also provide County Owned Real Estate (CORE) disposition to local non-profits to assist in the affordable housing stock.

During the 2015-2020 fiscal years, Palm Beach County DHES assisted as follows:

HOME – purchase assistance for 35 first-time homebuyers, new construction of 82 units and tenant based rental to 576 households, all with incomes at or below 80% AMI.

CDBG – rehabilitation of 20 homeowner units for households with incomes at or below 80% AMI.

NSP2 – acquisition of 206 housing units for rental to households with income at or below 80% AMI.

NSP3 – acquisition and rehabilitation of 131 housing units for rental to households with income at or below 80% AMI.

SHIP – acquisition and rehabilitation of 542 housing units to households at or below 140% AMI; provided tax credit for new construction and/or acquisition of 1,090 units to serve households at or below 140% AMI.

Workforce Housing – purchase assistance for 67 first-time homebuyers with incomes at or below 140% AMI.

Impact Fee Affordable Housing Assistance – new construction of 804 units to assist homeowners whose income is at or below 140% AMI.

DRI – rehabilitation of 10 single family units for households at or below 80% AMI; and rehabilitation of 104 multi-family housing units for households at or below 80% AMI.

Universal Housing Trust (UHT) – new construction of 30 housing units for households at or below 80% AMI; rehabilitation of one (1) unit to a household whose income is at or below 80% AMI.

CORE Disposition – donated vacant property and/or acquisition of property for the development of seven (7) affordable housing units to households whose income is at or below 80% AMI.

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

During the 2020-2024 Consolidated Plan time period the Jurisdiction will lose five hundred and seventy (570) affordable housing units from its inventory because of expiring affordability restrictions.

Palm Beach County has seven (7) public housing authorities operating within the County's boundaries. Six are supported by HUD and one by the U.S. Department of Agricultural (USDA). Four of the public housing authorities are located within the PBC Urban County Program jurisdiction: Pahokee, Palm Beach County, Belle Glade and Riviera Beach. There are 12 public housing developments within the Palm Beach County Urban County Program jurisdiction that are administered by three public housing authorities, namely Pahokee, Palm Beach County and Belle Glade. Although the Palm Beach County Housing Authority (PBCHA) demolished 61 units, it then built 64 new units to replace and supplement the demolished units.

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

There is a continued demand for affordable housing in Palm Beach County. Within the past decade (ACS 2011-2015 data), the Jurisdiction has seen median home value double and median rent value increase by more than fifty percent.

The County ranks as the third most populous among all counties within the State. Population projections for the Jurisdiction, supplied by the Florida Housing Data Clearinghouse, indicate that a 6% net increase in the number of households is expected during the 2020-2024 Consolidated Planning time period.

Current analysis of the rental market indicates lowering inventory and rising costs, denoting an imbalanced market, reduced affordability, and an increase in the number of cost-burdened households. The demand for affordable housing has been a problem in PBC for a long time and is expected to rise over the next five years as the population is projected to increase at a rate faster than affordable units are produced.

The ACS (2018) lists 137,675 vacant properties in PBC: Eight thousand three hundred and thirty (8,330) units available for sale, 18,777 available for rent, and 110,568 units other vacant units. According to the Broward, Palm Beach and St. Lucie Realtors, Palm Beach County total home sales and median prices increased year-over-year, up 2.9 percent from 2018. In just five years, the median sale price has jumped 25 percent. Home sales increased 2.2 percent from 1,521 to 1,554. Months' supply of inventory for single-family homes decreased -26.3 percent, from 5.7 percent to 4.2 percent.

Describe the need for specific types of housing:

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

According to HUD Community Housing Affordability Survey (CHAS) data there are 44,470 renters and 62,239 owners experiencing housing cost burden in the absence of other housing problems. Cost burden is by far the most common housing problem. Among the renters, 26,162 are severely cost-burdened, and 55.8% of those are very low income (0-30% AMI). Among the owners, 34,115 are severely cost-burdened, and 41.6% of those are very low income (0-30% AMI). The incidence of substandard housing (2,199) and overcrowded housing (1,806) in the absence of other housing problems is very infrequent, but is experienced more often among renters (2,894) than among owners (1,111). Per Table 8, there are 186,643 households in the Urban County Program Jurisdiction with incomes not greater than 100% AMI, including 115,827 owners (62.1%) and 70,816 renters (37.9%).

Countywide cost burden statistics published by the Florida Housing Data Clearinghouse reflects that 41% of elderly households and 41% of disabled households are cost burdened, paying more than 30% of income for housing costs. The data also indicates that the number of farmworker family units would need to be increased by 73% to meet the current need (3,210 units).

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

Introduction

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

According to the American Community Survey (ACS) data provided in the table below, between 2009 and 2015 for Palm Beach County, the median value of homes decreased by 26% and median contract rent increased by 8%. Since 2015, however, median sales price increased 71% and median contract rent has increased 78%.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	278,500	204,700	(26%)
Median Contract Rent	953	1,026	8%

Table 30 - Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	12,208	13.2%
\$500-999	41,961	45.3%
\$1,000-1,499	25,387	27.4%
\$1,500-1,999	8,163	8.8%
\$2,000 or more	4,894	5.3%
Total	92,613	100.0%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,152	No Data
50% HAMFI	14,313	31,501
80% HAMFI	52,685	69,441
100% HAMFI	No Data	95,269
Total	71,150	196,211

Table 24 - Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	912	1,136	1,422	1,943	2,273
High HOME Rent	864	927	1,114	1,278	1,406
Low HOME Rent	673	721	866	1,000	1,116

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Based on CHAS data, there is a shortage of units affordable to lower income renter and owner households within the jurisdiction, particularly for households with incomes at or below 50% AMI. CHAS data in the housing affordability table indicates that only 4% of renter units are affordable to 30% or below AMI households; 15% of units are affordable to 50% AMI households; and 57% of units are affordable to 80% AMI. For owner units, there is an insufficient supply of affordable housing units for households at 50% AMI and below, with only 13% of units affordable; 29% are affordable to households with 80% AMI and 40% affordable to households with 100% AMI.

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

According to ACS (2011-2015) figures, the median contract rent charged within the Jurisdiction is \$1,026, which reflects an 8% from the 2009 ACS Base Year. The decrease in median home value during the same period went from \$278,500 to \$204,700, reflecting a decrease of 26%. During this same period, median income in the Jurisdiction has risen by only 18%.

Since 2015, the median sales price of homes in the jurisdiction has increased dramatically. Based on data provided by the Realtors of Broward, Palm Beach and St. Lucie, Palm Beach County's 2019 median sales price of \$350,000 exceeded the State's by 76%. Additionally, 2020 HUD Fair Market Rent for Palm Beach County (\$1,208 1BR; \$1,506 2BR; \$2,043 3BR; \$2,422 4BR) ranked as the third highest among the 67 counties in the state.

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

According to 2011-2015 ACS data, the median contract rent for the Jurisdiction in 2015 was \$1,026, an 8% increase over 2009 base year median contract rent. Both Fair Market Rent (FMR) and High HOME Rent values were higher than Median Contract Rent for the Jurisdiction, with the exception of High HOME Rent of \$927 charged for a one-bedroom unit, which was \$99 below Median Contract Rent. However, Low HOME rent limits for a three-bedroom was lower by \$26, and 4-bedroom units were higher than Median Contract Rent. Fair Market Rents have shown an upward trend from 2015 to 2020. The 2020 FMR shows an increase in limits: Efficiency-\$1,015, 1-bedroom \$1,208, 2-bedroom \$1,506, 3-bedroom \$2,043 and 4-bedroom \$2,422. With the FMR increasing, it will be difficult to produce or preserve affordable housing as developers and property owners may look to more endeavors that are profitable. More residents will spend over 30% of their income on the cost of housing and become cost burdened trying to maintain a stable place to call home.

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

Introduction

According to the 2013-2017 American Community Survey (ACS), Palm Beach County jurisdiction's housing inventory consists of an estimated 418,315 housing units. The majority of the units (72.5%) were built after 1980, and the median age of all units is approximately 35 years old. According to the ACS, 337,043 of the units were occupied, while 81,272 units were vacant.

The ACS data indicates that of the housing conditions considered by HUD as components of substandard housing (lack of complete kitchen or plumbing facilities; overcrowding at 1.01 or more persons per room; and housing cost burden at more than 30% of income toward housing), the incidence of units with one or more conditions is higher for rental units (59%) than for owner-occupied units (35%). Per 2011-2015 CHAS data provided by HUD, households with less than 100% AMI experience substandard housing conditions, of which 89% of them are related to cost burden rather than overcrowding or a physical deficiency, such as lack of kitchen or plumbing facilities.

Definitions

Standard Condition – a housing units that meets or exceeds HUD's Housing Quality Standards (24 CFR 982.401) and all applicable state and local building codes and ordinances.

Housing problems are defined as:

- **Substandard housing** – households without hot and cold piped water, a flush toilet, a bath tub or shower; or with kitchen facilities that lack a sink with piped water, a stove or range, or a refrigerator.
- **Severely Overcrowded** – households housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- **Overcrowded** – households housing 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- **Severe Cost Burden (>50%)** – the fraction of the household's total gross income spent on housing costs exceeds 50%. For renters, housing costs include rent plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- **Cost Burden (>30-50%)** – the fraction of the household's total gross income spent on housing costs exceeds 30% but is less than 50%. For renters, housing costs include rent plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Substandard but suitable for rehabilitation – Housing units that have one or more of the previously indicated housing conditions, but have no critical structural and/or environmental defects and are financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	80,542	34%	50,293	54%
With two selected Conditions	1,852	1%	4,561	5%
With three selected Conditions	146	0%	244	0%
With four selected Conditions	0	0%	15	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	154,100	65%	37,480	40%
Total	236,640	100%	92,593	99%

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	41,695	18%	13,159	14%
1980-1999	116,215	49%	44,250	48%
1950-1979	73,630	31%	31,744	34%
Before 1950	5,123	2%	3,485	4%
Total	236,663	100%	92,638	100%

Table 35 - Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	78,753	33%	35,229	38%
Housing Units build before 1980 with children present	29,591	13%	15,996	17%

Table 36 - Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	81,272
Abandoned Vacant Units	0	0	0
REO Properties	0	0	3,855
Abandoned REO Properties	0	0	364

Table 37 - Vacant Units

Data Sources: Vacant Units - 2013-2017 American Community Survey
REO Properties - RealtyTrac (Countywide estimates as of January 2020)

Need for Owner and Rental Rehabilitation

Per the 2011-2015 CHAS data provided by HUD, 35% of owner occupied housing units (82,540) and 59% of renter occupied housing units (55,113) have one or more of the conditions to consider a property to have a housing problem, such as substandard housing, overcrowding or cost burden. Additionally, 33% of owner occupied units within the Palm Beach County jurisdiction (78,753) and 38% of renter occupied units (35,229) were built prior to 1980, raising the specter of a unit at risk for lead based paint hazards.

According to the 2013-2017 ACS, there are 81,272 vacant housing units in the Palm Beach County jurisdiction. However, it is not known how many are (or are not) suitable for rehabilitation due to the size of the county and the lack of personnel needed to catalog all available units.

As stated previously, the median age of a home in the Palm Beach County jurisdiction is 35 years old. As the age of a home increases, physical fixtures, such as roofs, windows, or water heaters can fail and if not addressed can be detrimental to households living in owner-occupied or rental housing units. Due to costs associated with rehabilitation, these expenses are unlikely to be undertaken by very-low and low-income households or some landlords, leading to deteriorated and dilapidated housing.

Unfortunately, the need to address physical conditions associated with housing problems in the county far outstrips the resources of local governments to provide sufficient remedies. Subsequently, families and individuals who need assistance are left with few options to rectify their situations.

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

Based on 2011-2015 CHAS data, there are approximately 113,982 housing units built prior to 1980, along with 45,587 units (40%) built prior to 1980 that may pose a risk to children through lead based paint exposure. Nationally, the use of lead in paint was banned in the year 1978. Therefore, the instance of lead based paint in a housing unit will be greater in units built prior to 1980.

According to HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition), the likelihood of lead-based paint being present in a residential dwelling is closely associated with the age of the structure. Per HUD, approximately 11% of housing units built between 1960 and 1977 in the U.S. are estimated to have "significant lead-based paint hazards, as compared to 39% for units built between 1940 and 1959 and 67% for units prior to 1940".

Using 2011-2015 CHAS data for Palm Beach County and based on the above mentioned HUD Guidelines, approximately 36,174 units (19.1% of the total number of housing units built prior to 1980) are likely to have lead based paint present in the home. It is estimated that 15,790 housing units built between 1960 and 1979, 14,344 units built between 1940 and 1959, and 6,040 units built prior to 1940 potentially have significant lead-based paint hazards.

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

Introduction

Palm Beach County has seven (7) public housing authorities operating within the County's boundaries. Six are supported by HUD and one by the U.S. Department of Agricultural (USDA). Four of the public housing authorities are located within the PBC Urban County Program jurisdiction: Pahokee, Palm Beach County, Belle Glade and Riviera Beach. It should be noted that Riviera Beach Housing Authority has no HA-owned units, receives no capital funds from HUD and has no voucher program.

The table below presents the inventory of units and vouchers available provided by the Housing Authorities for low-income public housing for individuals and families.

Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project-based	Tenant-based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled #	Other *
# of units vouchers available	0	0	781	2,944	420	2,333	10	0	163	18
# of accessible units	0	0	0	0	0	0	0	0	0	0
Total Number of Units in Use	0	0	767	2,661	395	2,110	10	0	128	18
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition										

Table 38 – Total Number of Units by Program Type

Data Source: PBC Housing Authority and Pahokee Housing Authority - 2020

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

There are 12 public housing developments within the Palm Beach County Urban County Program jurisdiction that are administered by three public housing authorities, namely Pahokee, Palm Beach County and Belle Glade. The condition of housing developments operated by PBC HA and Pahokee HA range from good to very good condition. Together these entities operate a total of 1,493 public housing units comprised of Pahokee - 353, Palm Beach County - 428 and Belle Glade - 712. The Authorities (Palm Beach County and Pahokee) manage 2,944 vouchers. Information in Table 1 is based upon data provided by the PBC and Pahokee Housing Authorities in January 2020.

The condition of developments operated by the Belle Glade Housing Authority (BGHA) is in worse condition than those operated by the two former Housing Authorities. BGHA operates under the guidelines of the USDA in their farm labor housing program and has been challenged to provide standard maintenance on dwelling units, as well as vehicles and equipment needed for daily/monthly maintenance.

Public Housing Condition

Public Housing Development	Average Inspection Score	Condition of Public Housing Units
McClure Annex*	94	Very Good
McClure Village*	86	Good
Padgett Island Homes*	85	Good
Fremd Village*	80	Good
AMP60- Dyson Circle*	98	Good
AMP2 – Seminole Estates*	80	Good
Schall Landing*	N/A	Good
Drexel Apts. *	N/A	Good
Okeechobee Center*	N/A	Poor
Osceola Center*	N/A	Poor
New South Bay Villas*	N/A	Very Good
Covenant Villas*	N/A	Very Good
Single Family Homes/ Scattered Sites	N/A	Good

Table 39 - Public Housing Condition

Data Source: 2019/2020 Public Housing Questionnaire

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

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

Belle Glade Housing Authority (BGHA): BGHA owns 712 units located on two sites, Okeechobee Center has 398 units and Osceola Center has 314 units. BGHA strives to provide standard maintenance on dwelling units and plans to update/replace cabinets, countertops, and flooring on a 'most needed' basis. The housing authority has a 10-year roof replacement program to replace ~45 roofs/year and last year replaced the first 45 roofs.

Pahokee Housing Authority (PHA): The four public housing complexes owned and operated by PHA are in good to very good physical condition, in part by means of HUD REAC inspection. These are a hands-on 100% inspection that must physically test all inspectable items for proper operation. The gravity sewer main systems at Padgett Island Homes and Fremd Village are nearing completion and were funded by a \$600,000 CDBG grant. PHA is utilizing a Low Income Housing Tax Credit (9% LIHTC) grant to rehabilitate its housing stock by making improvements through a partnership with its co-developer, HTG, at the Isles of Pahokee II LLC project on up to 129 units. The partnership has converted the 129 public housing units into LIHTC units, and they are currently undergoing substantial rehabilitation. PHA continues to utilize the Elderly Designation Plan to give preference to persons 62+ years old.

Palm Beach County Housing Authority (PBCHA): PBCHA will continue to obligate and expend Capital Fund Program allocations to address the most severe capital needs within its public housing units. The housing authority's properties sustained approximately \$1.84 million in damages from Hurricane Irma in 2017 and continues to utilize available funds and identify available resources to repair its portfolio to pre-hurricane status. The authority continues to maintain and keep dwelling units and common areas in public housing sites well maintained. The urgent need for additional Senior/Disabled ADA compliant housing remains and the housing authority continues to pursue adding six new ADA compliant units at Schall Landings site. Drexel House is 100% occupied and operational as a 100-unit senior community for

persons 62+ years of age. PBCHA has completed residential construction at New South Bay Villas (NSBV), and by March of 2019 was fully occupied, providing 131 units of affordable housing in the South Bay area. The NSBV public housing development provides not only supportive services for a working family but a laundry facility, a gym/exercise room, an outdoor play area, splash park and walking trails. Covenant Villas in Belle Glade is 100% occupied, providing 144 affordable housing units supported by project-based vouchers. PBCHA actively pursues grants and other funding opportunities to expand housing stock within its jurisdiction.

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

The Housing Authorities strategy for improving the living environment of their residents focuses on ensuring a safe living environment and reducing the crime rate. Partnering with the Palm Beach County Sheriff's Office (PBSO) increases the ability to achieve this goal. Additionally, income mixing of lower income families into higher income developments in public housing can deconcentrate poverty and help to improve the living environment. The HA's continue to work to improve housing conditions, by leveraging public and private resources to create additional housing opportunities and providing more choices for its residents; renovate and modernize housing units that have become obsolete; Aftercare for school age children, daycare facilities, and reading and self-sufficiency programs have also been implemented to help improve the living environment for families residing in public housing.

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

Introduction

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

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

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

Permanent Supportive Housing: This term is not defined by the regulations. Palm Beach County Homeless and Housing Alliance (CoC) defines it as long- term housing with supportive services for people who are not able to live independently.

The following inventory identifies 415 emergency shelter beds, 127 transitional shelter beds, and 1,009 permanent supportive housing beds. Note that “chronically homeless households”, “veterans”, and “unaccompanied youth” are subpopulations and the beds for which are a duplicate count of the beds reported in another category.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	269	4	32	341	0
Households with Only Adults	134	4	95	668	0
Child Only Bed	12	0	0	0	0
Chronically Homeless Households	0	0	0	546	0
Veterans	23	0	20	431	0
Unaccompanied Youth	53	0	38	60	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source: 2019 Housing Inventory Count Report

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

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

The County collaborates with The Lord's Place and Gulfstream Goodwill to provide employment training for all segments of the County's population, including the low income and homeless population. These agencies' employment services offer diverse programming (apprenticeships, training, education classes, and job coaching services) that assist clients to develop vocational and educational goals leading to employment and self-sufficiency. CareerSource of Palm Beach County also assist job seekers (both homeless and non-homeless) to achieve career success. CareerSource operates three (3) full service career centers within Palm Beach County that provide career-counseling, use of computers, phones and fax machines for job searches, training opportunities and job placement.

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

Facility Type/Services	Emergency Shelter Facility (451 Beds)
Description of facility/service	Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for up to 90 days.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth

Facility Type/Services	Transitional Housing Facility (127 Beds)
Description of facility/service	A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth

Facility Type/Services	Permanent Supportive Housing (1,009 Beds)
------------------------	---

Description of facility/service	A project that is designed to provide permanent housing and appropriate supportive services to persons who are unable to live independently.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth, chronically homeless individuals and families

Facility Type/Services	Homeless Prevention
Description of facility/service	Rent/utility/mortgage assistance necessary to keep the "at risk of homelessness" population housed
Population served	Singles, families, veterans, veterans with families who meet the HUD's definition of "at risk of homelessness"

Facility Type/Services	Rapid Re-Housing
Description of facility/service	Rental/utility assistance necessary to move the homeless as quickly as possible into permanent housing to achieve housing stability.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth

Facility Type/Services	Outreach Services
Description of facility/service	Services include in field assessments and referrals to the County's Homeless Resource Center, mental health facilities, substance abuse centers, and medical facilities
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth, chronically homeless individuals and families

Facility Type/Services	Supportive Services
Description of facility/service	Supportive services that are offered by many of the County's partners included but not limited to case management, life skills, substance abuse treatment, mental health services, education, financial counseling, AIDS/HIV related treatment and counseling, employment assistance, childcare and transportation.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth, chronically homeless individuals and families

Data Source: 2019 Housing Inventory County Report

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

Introduction

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

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

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

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

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

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

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

Youths aging out of foster care who opt to stay in extended foster care are provided with housing and a stipend by ChildNet in Palm Beach County. Currently, some 75 to 90 foster children in Palm Beach County

age out of foster care each year. Their most immediate needs are: transitional housing, affordable housing, relocation assistance, financial counseling, education, employment and life skill training, affordable healthcare, substance abuse education.

Veterans and ex-offenders most immediate needs are affordable housing (tenant-based rental assistance, short-term rent, mortgage and utility assistance, facility/project based housing); accommodation in emergency and transitional facilities, where appropriate; residential and community case management; peer support group interactions; family unification; education and employment services, substance abuse education; and financial counseling.

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

To oversee individuals returning from civil or forensic psychiatric hospitals to central, western and northern Palm Beach County, the Southeast Florida Behavioral Network provides coordination and services to these individuals. Patients are followed from beginning to end of their hospitalization by a liaison case manager who visits the clients frequently at the various hospitals and actively participates in the client's discharge planning. A similar program is in place for the southern part of the county with services provided by South County Mental Health Center. Additionally, Legacy Behavioral Health provides services to patients throughout Palm Beach County. Continuing care services provided include individual intensive case management; supported employment; vocational rehabilitation; on-the-job training; supported and supervised housing; substance abuse services; and residential treatment and care.

More integrated behavioral health and primary health care is being recommended in Palm Beach County. This involves: providing access to needed services close to where they are needed; de-stigmatize services for mental and behavioral health by integrating them into normalized settings such as primary care healthcare settings; and the community taking advantage of increasingly evidence-based interventions such as screening, peer mentoring and other supports that increase resilience and adherence to treatment interventions.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Palm Beach County has attached a High Priority on the provision of housing and supportive services to the special populations identified by the county. These include rental subsidies, counseling, legal and medical services, employment services, day care, and group homes, among others. Palm Beach County does not earmark HOME funds to specifically provide tenant-based rental assistance to this group or subpopulations.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Palm Beach County's policies as they relate to their impact on Affordable Housing and Residential Investment have been reviewed. Below is a summary of the policies which were reviewed:

- The purpose of the Palm Beach County Housing Element is to identify existing and projected deficits in the supply of housing to meet the needs of the County's population, specifically the very low and low income families; analyze housing trends and the causes, scope and nature of any housing problems; develop appropriate plans, programs and policies to bring about the accomplishment of the necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector; and to guide and coordinate all housing activities to eliminate duplications and increase efficiency of the housing delivery system.
- County Land Development regulations allow for Zero Lot Line Developments which utilize less land to develop housing and thereby reduces its cost.
- Accessory Affordable Housing in the "Institutional and Public Facilities" Land Use Category provides non-profits and other community based organizations a means to develop very-low and/or low-income housing on land that has been set aside for public and/or governmental use but ordinarily has no specific residential density. This provision is important to special needs housing production since most often non-profits or community based groups with institutional land look to include special needs housing in conjunction with non-residential facilities (i.e., church site with elderly housing). This program is being evaluated against the provisions of the Comprehensive Plan and the ULDC, and recommendations may be made regarding its modification.
- PZB implements a mandatory Workforce Housing Program (WHP). The WHP requires the provision of workforce (60% - 140% AMI) units in all new housing developments of 10 or more units located in the unincorporated county. Development of the required workforce units is facilitated by certain incentives including density bonuses up to 100% and flexibility to traffic standards to allow for up to 30% greater volume on affected roadways segments.
- PZB implements a voluntary Affordable Housing Program (AHP) which stimulates the development of affordable units (<60% AMI) in all new developments of 10 or more units located in the unincorporated county. The AHP requires 65% of total project units to be affordable in exchange for density bonuses incentives.
- PZB's One-Stop Permit Process lessens the time required for developers to acquire necessary building permits, reducing interest costs to developers of affordable housing.

- The DHES implements the Impact Fee Assistance Program, which utilizes investments earnings from impact fees collected on road, parks, and public building to offset impact fees on the development of affordable housing projects for households at or below 140% AMI.
- The County engineer's Municipal Services Taxing Unit (MSTU) Program provides paving and drainage improvements as well as water and sewer improvements throughout the unincorporated county. The MSTU program will help maintain housing affordability by allowing assessments for such infrastructure improvements to be paid over a period of 20 years to reduce the financial impact on property owners.
- The Palm Beach County Property Appraiser's Office administers property tax exemptions which contribute to housing affordability: Homestead Exemption, Active Duty Military Exemption, Civilian Disability Exemptions, Disabled Veterans Exemption, Senior Exemption, Widow/Widower Exemption, and Institutional Exemptions. All of the listed exemptions contribute to affordability of housing by lowering the annual property tax.

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

Introduction

Palm Beach County is the second largest of the 67 counties in the State of Florida. It is bounded by Lake Okeechobee, the Everglades and the Atlantic Ocean. Palm Beach County has 47 miles of scenic ocean shoreline. According to data.census.gov as of July 2018, Palm Beach County had an estimated population of 1,485,941 and is listed amongst the five largest populations in Florida.

It is composed of 39 municipalities and expansive tracts of unincorporated county. The City of West Palm Beach is the largest city with an estimated population of 111,398 followed by the City of Boca Raton with an estimated population of 99,244 and the City of Delray with an estimated population of 69,358.

Palm Beach County has a number of colleges and universities including Digital Media Arts College, Barry University, Everglades University, Florida Atlantic University, Keiser University, Lynn University, Nova Southeastern University, Palm Beach Atlantic University, Palm Beach State College, Saint Vincent de Paul Regional Seminary, South University and Strayer University.

The County's economy is varied, supported by its established base of agriculture, healthcare, government, tourism, and aerospace, and its growing bioscience and higher education sectors. Leading employers include the School District of Palm Beach County, Tenet Healthcare, Board of Commissioners, and NextEra Energy (Parent company of Florida Power & Light). In October 2019, Palm Beach County welcomed Amazon which opened a new delivery station in West Palm Beach, the 96,000 square –foot building employs hundreds of part time and full time associates.

Palm Beach County has a state of the art transportation and logistics system that is composed of an international airport (PBI) with an integral Federal Inspection Facility, and a Foreign Trade Zone (FTZ) #135. These ports have easy access to Interstate 95 and the Florida Turnpike serving

Palm Beach County along with two major railways; Florida East Coast (FEC) and CSX. For commuting outside of West Palm Beach, beginning early 2018, Virgin Trains USA, formerly Brightline, a private higher-speed intercity passenger rail service serves 3 stations connecting the downtown areas of Miami, Fort Lauderdale, and West Palm Beach along the FEC Corridor. Virgin Trains USA is currently being expanded to the Orlando and Tampa area. Tri-Rail, a commuter rail line that provides 18 stations between Miami, Fort Lauderdale and West Palm Beach also provides transportation services to residents of the county.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,899	6,321	2	3	1
Arts, Entertainment, Accommodations	46,769	35,755	15	16	1
Construction	19,129	14,390	6	6	0
Education and Health Care Services	53,743	36,469	18	16	-1
Finance, Insurance, and Real Estate	20,740	11,509	7	5	-2
Information	6,061	2,304	2	1	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	11,317	8,755	4	4	0
Other Services	14,043	13,763	5	6	2
Professional, Scientific, Management Services	28,815	17,258	9	8	-2
Public Administration	0	0	0	0	0
Retail Trade	46,350	35,464	15	16	1
Transportation and Warehousing	7,579	5,546	2	3	0
Wholesale Trade	14,733	10,916	5	5	0
Total	275,178	198,450	-	-	-

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	419,511
Civilian Employed Population 16 years and over	377,075
Unemployment Rate	10.12
Unemployment Rate for Ages 16-24	27.33
Unemployment Rate for Ages 25-65	6.90

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	79,243
Farming, fisheries and forestry occupations	15,221
Service	47,756
Sales and office	98,952
Construction, extraction, maintenance and repair	39,759
Production, transportation and material moving	18,928

Table 43 - Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	215,640	61%
30-59 Minutes	113,500	32%
60 or More Minutes	22,977	7%
Total	352,117	100%

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	35,148	6,382	17,772
High school graduate (includes equivalency)	77,713	10,063	25,397
Some college or Associate's degree	96,882	7,749	24,874
Bachelor's degree or higher	96,560	5,081	20,787

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	2,323	7,819	7,828	13,089	12,950
9th to 12th grade, no diploma	11,330	7,821	7,817	14,961	13,045
High school graduate, GED, or alternative	21,157	26,082	25,840	61,273	59,676
Some college, no degree	24,006	21,192	20,983	45,926	39,957
Associate's degree	5,089	10,151	10,177	21,083	11,334
Bachelor's degree	4,415	16,669	20,529	44,865	35,906
Graduate or professional degree	295	6,211	10,045	24,187	27,702

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,013,153
High school graduate (includes equivalency)	1,737,703
Some college or Associate's degree	1,999,441
Bachelor's degree	2,597,065
Graduate or professional degree	2,990,388

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The major employment sectors within Palm Beach County's jurisdiction are: Education and Health Care Services (36,469); Arts, Entertainment, Accommodations (35,755); Retail Trade (35,464); and Professional, Scientific, Management Services (17,258).

Describe the workforce and infrastructure needs of the business community:

The business community needs a workforce with the knowledge and experience to support its ability to participate in the market. According to the Florida Department of Economic Opportunity, Bureau of Labor Market Statistics as of September 2019, Palm Beach County has a labor force of 743,523 with an unemployment rate of 3.2% (total unemployed 23,726) which is a higher rate by 0.02% compared to

Florida Statewide and 0.01% lower than the national unemployment. The largest sector of the labor force are persons between the ages of 45-65, having received either a high school diploma, college or a professional degree.

The Florida Department of Economic Opportunity, Bureau of Labor Market Statistics defines Palm Beach County as the West Palm Beach-Boca Raton-Boynton Metropolitan Division which has gained 13,743 nonagricultural jobs in the past year (as of September 2019) primarily in education and health services and professional and business services. Information Technology was the only industry that lost jobs over the year. The employment growth was strongest in the real estate, rental, and leasing industry, which increased by 7.1% over the past year. These jobs are not only filled by residents from Palm Beach County, but surrounding counties including Broward, Martin and St. Lucie.

With the increase of jobs in the recent year, the demand for work places is on the rise. According to Coldwell Banker Richard Ellis (CBRE) Research 4th Quarter 2019 report, the overall vacancy for Industrial Real Estate in Palm Beach County reached 2.7%, the average asking rate was \$9.94 per sq.ft, which represents \$0.10 increase year-over-year. Palm Beach County's industrial market exhibits favorable metrics such as low vacancy, strong tenant demand, and strong investment activity.

The above information was collected before the effect of the unprecedented COVID-19 pandemic. Since the start of the pandemic, the numbers has drastically changed and as of May 22, 2020, the Florida Department of Economic Opportunity reported 13.9% of unemployment for Palm Beach County which is slightly higher compared to the State at 12.9%. Most of the employment industries were affected; the following represents highest claims of unemployment: Accommodation and Food Services, Retail Services, Health Care and Social Assistance, and Admin., Support, Waste Mgmt., and Remediation. There is uncertainty as to the extent of the effect or how long it will take for employment to return to pre-pandemic levels.

Road improvements are needed in many of our communities. Small communities have difficulty in acquiring funds for the resurfacing of roads and replacing aging utility lines. Many communities must resort to asphalt patchwork and raising of utility costs which already may be high to complete the work. Virgin Trains USA, which bought All Aboard Florida, is extending its service to the North end of the County to take passengers from South Florida to Orlando.

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

Due to the COVID-19 pandemic, society is facing unprecedented unemployment rates in a very short period of time. The effects of COVID-19 are still in motion and unfortunately there is not quick answer as to when society will be back to the employment rates we had earlier in the year. Many companies have furlough most or all of their employees, others have reduced the number of employees and some have filed for bankruptcy.

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

The County currently provides support for qualified Opportunity Zones (OZ). OZ Program was established in 2017 using a community investment tool which provides new tax incentives to investors within designated census tracts. OZs were designated by the U.S. Department of Treasury (Treasury), based on state nominations, as economically-distressed communities where new investments, under certain conditions, may be eligible for preferential tax treatment. The OZ Program allows individual investors to place capital gains in Qualified OZ funds.

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

Palm Beach County in collaboration with the municipalities of Palm Beach Gardens and Jupiter are working to ensure adequate land is banked to accommodate the growing "North Palm Beach Life Science Corridor" located east of I-95 on Donald Ross Road. The Scripps Research Institute, one of the world's largest non-profit research institutes whose role is recognized internationally for its contributions to science and health, including laying the foundation for new treatments for cancer, rheumatoid arthritis, hemophilia, and other diseases. Max Planck, a German Research Institute and world leader in biomedical research with more than 2,300 inventions has attracted and is expected to continue to attract, top-level pharmaceutical and medical-related companies to this region. Florida Atlantic University (FAU), which shares the adjacent property, has taken advantage of these two research institutes in developing academic and research programs, including a medical school and neuroscience group. Funds are being sought by DHES to assist the Florida Atlantic Research and Development Authority in a feasibility study for the FAU Science and Research Park near the research institutes. FAU Science and Research Park are being used by students to further their studies for future careers in a growing sector.

The County coordinates with the Florida Department of Economic Opportunity, conceptually approving qualified targeted businesses, expanding in and/or relocating to Palm Beach County to create high paying, high skilled jobs over a period of five years in return for funding assistance to cover training costs, relocation expenses and/or ad valorem tax exemption. The funding is provided by the state, matched by the county and in some instances, the cities. CareerSource Palm Beach County will continue to work with employers to match local talent with positions available and provide training for the job seeker.

For over two decades, the City of Lake Worth has partnered with Palm Beach County on many aspects of the Lake Worth Park of Commerce to become a vital center for light industry and major employment center close to Palm Beach State College and its state of the art Education and Training Center. The Park has one of the largest areas with vacant land including 22 acres purchased by a manufacturer in the highly urbanized eastern corridor of the County with its connections close to I-95, Tri-Rail, CSX, Palm Beach International Airport and the Port of Palm Beach. The County and the City recently completed an EDA-

funded reconstruction of the Parks main thoroughfare, however funds will be needed for additional infrastructure improvements.

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

Skills and education are crucial for people looking for employment in Palm Beach County. People with an Associate's degree or higher education, or vocational training are more likely to find employment with higher incomes. Prior to the COVID-19 pandemic, the job market showed that the number of jobs available to be filled exceed the number of unemployed people in the area. Once a new normal is established, those with skills and education will have an easier time securing a position with a company in the County. Until such time as the pandemic is under control, uncertainty will be pervasive in the job market and will impact the workforce throughout Palm Beach County.

As of July 2019, CareerSource Palm Beach County reported the top eight most advertised jobs in Palm Beach County were registered nurses, retail salespeople, first-line supervisors of retail workers, customer service representatives, accountants, first-line supervisors of food preparation and serving workers, software developers, bookkeeping, accounting and auditing clerks.

CareerSource of Palm Beach County provide career counselors, business coaches and training assistance to Palm Beach County residents and business in obtaining new employment through career assessments, training and employment assistance.

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

Palm Beach State College provides 44 Post Secondary Adult Vocational (PSAV) Certificates that provide students with a variety of subjects on entry-level skills in their chosen field of study, 26 of which do not require a high school diploma or GED, and 2 registered Apprenticeship Building Trades Programs. Approximately 500 students receive the training in the apprenticeship building trades programs annually. The training is accomplished through partnership agreements with local apprenticeship sponsors who provide on-the-job training as well as related classroom instruction for the 4-5 years it takes, depending on the career, to fulfill the program. At the end of the training, Students receive a Florida Department of Education Certificate and are recognized world-wide as journey workers.

Palm Beach State College and CareerSource also work together on providing programs funded by the U.S. Department of Labor's Trade Adjustment Assistance Community College and Career Training (TAACCT) program. TAACCT provides funds to increase the ability of community colleges to address the matters of today's workforce. This allows participants to obtain industry- recognized credentials more quickly and be able to gain a higher paying job.

CareerSource Palm Beach County provides Ticket to Work program which is used by major businesses to hire individuals with disabilities. One of its initiatives is seeking employers to hire youths as interns paid by CareerSource. Palm Beach County businesses hire and coach youths for twelve weeks/up to 40 hours

per week, with wages paid by CareerSource Palm Beach County. Successful employers can offer meaningful work experience for interns.

Employer-based Incentive programs, administered by CareerSource Palm Beach County and/or the State of Florida, are available in Palm Beach County. These programs are enacted and modified by laws at the federal, state, and/or local levels, and are subject to modifications at any time. Other available programs which are federal and state funded include:

- On-the-Job Training (OJT) provides employers financial assistance for training new employees in the skills they need to effectively perform their jobs. A portion of a new employee's wages may be reimbursed to the employer during the training period.
- Incumbent Worker Training (IWT) provides grant funding for customized training for current employees of existing for-profit businesses to provide them with additional skills and opportunities for advancement. The companies benefit through increased productivity and employee retention, leading to the ability to compete more effectively in the global marketplace.
- The Quick Response Training Program provides grant funding for customized training for new or expanding businesses. Through this program, Florida is able to effectively retain and attract businesses creating new high-quality jobs. The program is structured to be flexible and to "respond quickly" to meet the business's training objectives.

Does your Jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Palm Beach County participates in the Comprehensive Economic Strategy 2018-2023 coordinated by the Treasure Coast Regional Planning Council which also includes Indian River, St. Lucie and Martin Counties. The CEDS plan provides an overview of relevant data about the Region and a listing of the strengths, weaknesses, opportunities, and threats related to the economy. It also highlights the importance of developing a diverse and dynamic economy to promote Regional economic sustainability. The objectives have been organized based on the Florida Chamber of Commerce's Six Pillars Strategy; Talent Supply & Education, Innovation, & Economic Development, Infrastructure & Growth Leadership, Business Climate & Competitiveness, Civic & Governance Systems, and Quality of Life & Quality Places.

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

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

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

- Lake Worth Park Commerce: Infrastructure improvements are needed to fully develop the 314 acre site into an operational park adjacent to major transportation routes including I-95 and CSX rail, Palm Beach International Airport, Florida Turnpike, Port of Palm Beach and FEC rail.
- Tech Runway Project – FAU Research Park collaborative focusing on commercializing technology and academics.
- Palm Beach County coordinates with Treasure Coast Regional Planning Council (TCRPC) concerning Brownfields Assessments and will finance the cleanup of contaminated properties through its \$1 million Brownfields Revolving Loan Fund Grant received from EPA.
- Regional Cluster Industry Study and Development Strategy to establish a bottom-up regional industry strategy to enhance the growth and development of regional industry clusters and high-wage job growth prospects.
- Virgin Trains USA (formerly BrightLine), an express intercity passenger rail service, in West Palm Beach designed to serve tourist, business travelers and Florida residents connecting Miami and Orlando in just under 3 hours with planned stops in Fort Lauderdale and West Palm Beach. This project is building about 4 million square feet of transit-based development.

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MA-50 Needs and Market Analysis Discussion

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

- Within the Palm Beach County jurisdiction, there are census tracts where a majority of households experience more than one housing problem. Using information from the 2013-2017 American Community Survey (ACS), a concentrated problem area is one where 51% or more of all households within a census tract experience one or more housing problems. Per HUD, housing problems are:
- Substandard housing -- households without hot and cold piped water, a flush toilet, a bath tub or shower; or with kitchen facilities that lack a sink with piped water, a stove or range, or a refrigerator.
- Severely Overcrowded -- households housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Overcrowded -- households housing 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severe Cost Burden (>50%) -- the fraction of the household's total gross income spent on housing costs exceeds 50%. For renters, housing costs include rent plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- Cost Burden (>30-50%) -- the fraction of the household's total gross income spent on housing costs exceeds 30% but is less than 50%. For renters, housing costs include rent plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Information from the 2013-2017 ACS showed that in Palm Beach County, areas with multiple housing problems are located primarily in low and moderate income areas including municipalities with designated target areas, such as Riviera Beach, Lake Worth Beach, Mangonia Park, the Glades area of western Palm Beach County, and unincorporated Palm Beach County neighborhoods such as Westgate/Belvedere Homes and Gramercy Park. These areas of concern are identified on the map labeled Housing Problems.

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

Data provided by the ACS indicates that there are areas within the County that have concentrations of low/moderate income and minority residents. Based on 2011-2015 ACS data provided by HUD, concentrations of low- and moderate-income families are defined as areas, wherein the percentage of persons with incomes at or below 80% of the area median income, adjusted for family size, exceeds 51% of the total persons residing in those areas. This definition includes populations that fall into the very-low, low and moderate income categories.

Based on 2013-2017 ACS data, 25.8% of the total population for the County are identified as a minority (i.e., non-Hispanic minority residents, i.e., Black, Asian, Native American, and other non-white races). Racial/ethnic minority concentrations are defined as census tracts wherein the percentage of persons who represent a minority group exceed 25.8% of the total population for that census tract. If the minority percentage exceeds 51.6%, the census tract is considered to be a majority minority area.

The following map (low/moderate income and minority concentrations) illustrate the location of these areas throughout the County. Primarily, these areas are located within the municipalities of Lake Park, Riviera Beach, Mangonia Park, Lake Worth Beach, Pahokee, Belle Glade and South Bay; in the Glades area of western unincorporated Palm Beach County, and within the east-central portion of unincorporated Palm Beach County.

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

As of December 2019, the median list price of a housing unit in Palm Beach County was \$350,000. Housing units located in areas of concentrated problems typically have median list prices that are below \$250,000. Problems in the areas, such as aging infrastructure (streets, sidewalks, water/sewer), code violations, deteriorating housing units, and the perception of crime depress the market value of homes and create an environment that precludes investment in the area.

Are there any community assets in these areas/neighborhoods?

Palm Beach County, through departments such as Parks and Recreation, Facilities Development and Operation, Libraries, Community Services, Youth Services, etc., operate parks, playgrounds, summer camps, senior centers and recreation centers within and adjacent to these neighborhoods. Additionally, municipalities that are a part of the County's jurisdiction operate the same types of facilities within their boundaries. Many of these operations are located in areas of concentrated problems, or have regional coverage which can be utilized by all county residents as illustrated on the attached map.

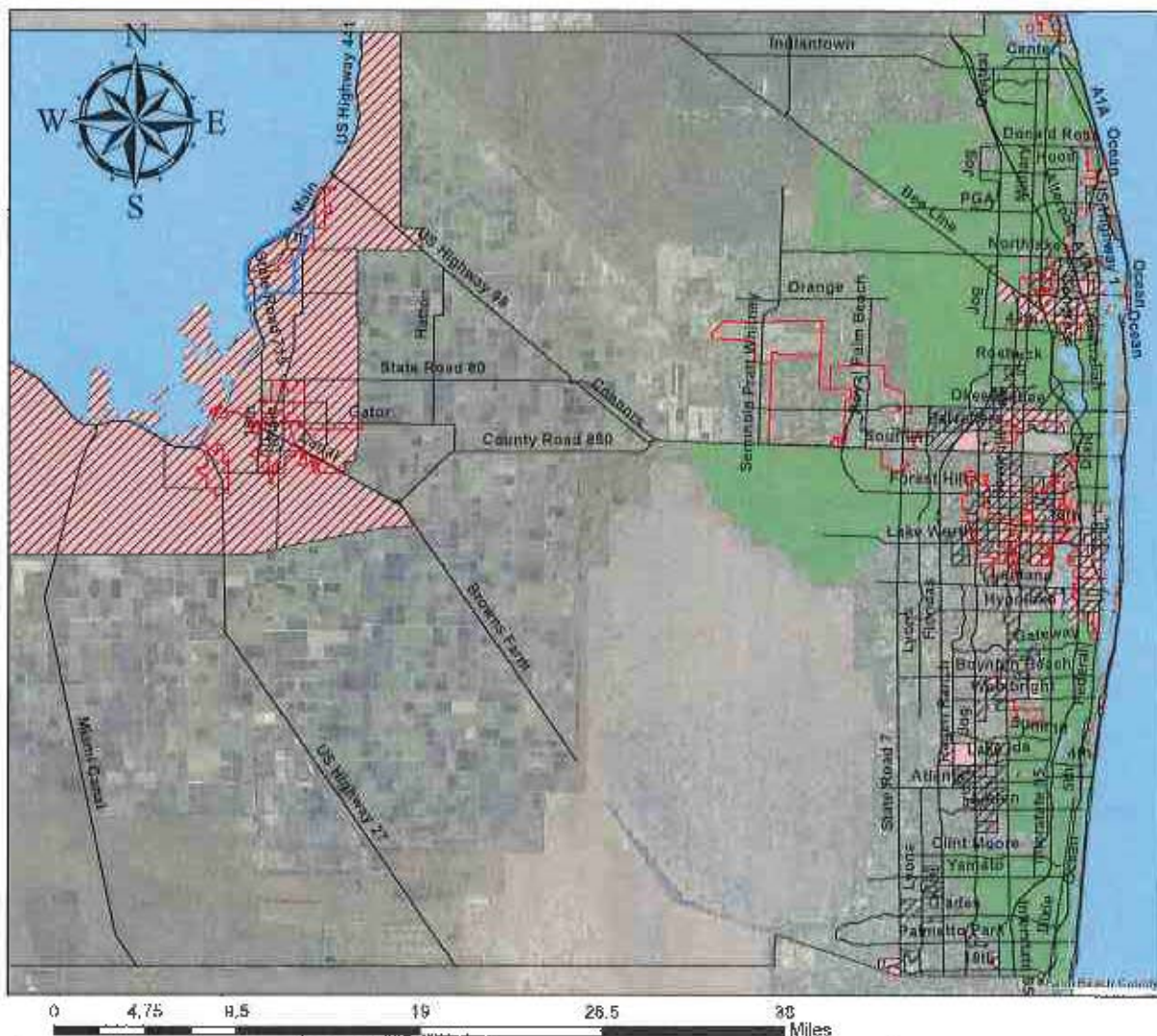
Are there other strategic opportunities in any of these areas?

Palm Beach County, through the Department of Housing and Economic Sustainability, and the Countywide Community Revitalization Team, works with municipalities, other County departments, developers and contractors to develop and/or redevelop residential and recreational facilities, construct new facilities and expand economic development in low and moderate-income target areas of the County. Emphasis is placed on infrastructure development, public facilities and housing (new construction and rehabilitation). In addition, economic development is promoted in areas that have designated opportunity zones.

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Palm Beach County Countywide Jurisdiction Housing Problems



Legend

-  Low/Moderate Income Concentration
-  >51% Housing Problems
-  Entitlement Municipalities
-  Municipal Boundaries
-  Water Bodies
-  Major Roads



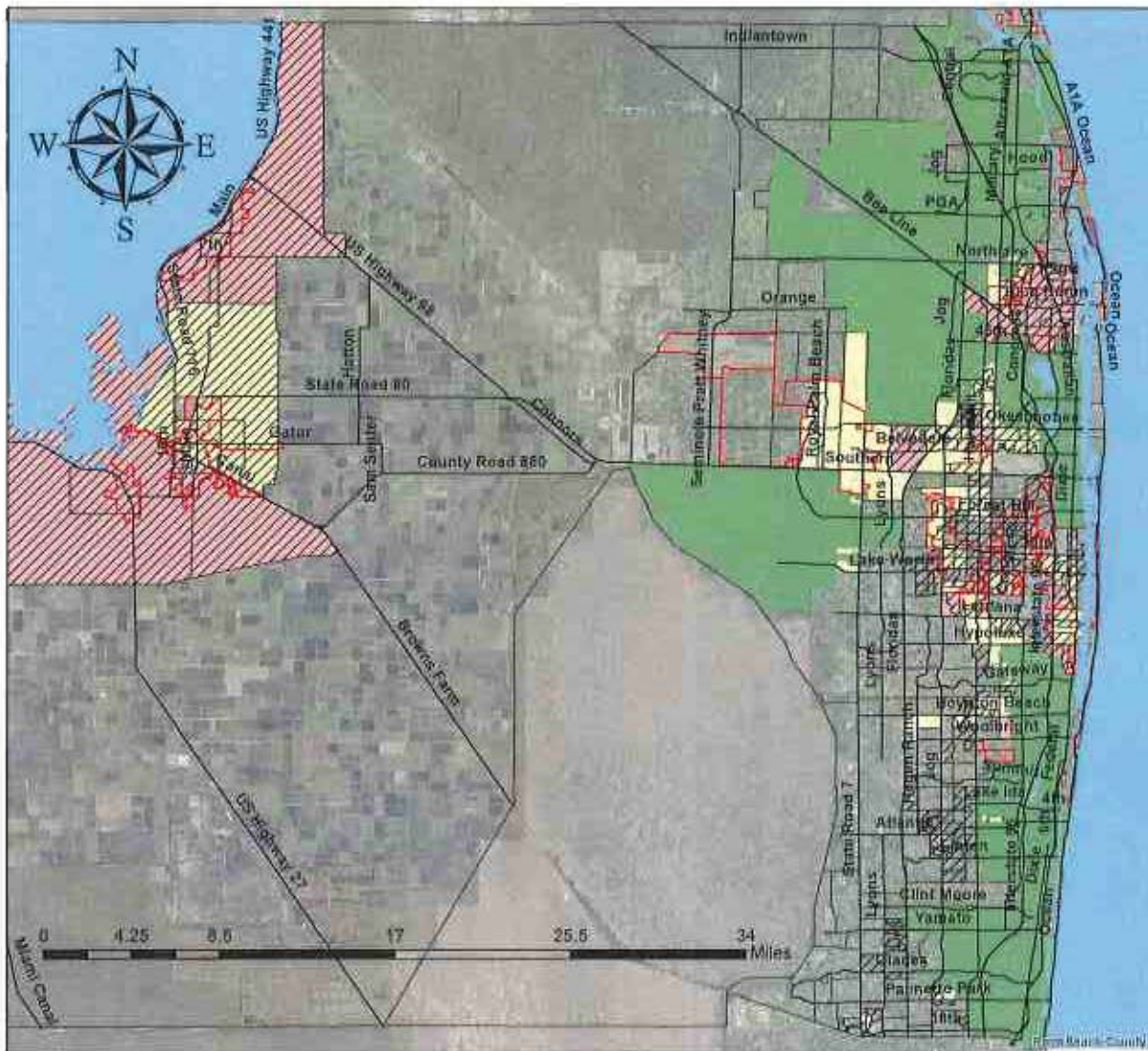
Note: Housing Problems are defined as households residing in census tracts that experience one or more of the following: overcrowding, cost burden greater than 30%, incomplete kitchen facilities and incomplete plumbing facilities.

Source: 2011-2015 American Community Survey (Low/Mod Income)
Source: 2013-2017 American Community Survey (Housing Problems)

Prepared by PBC Department of Housing and Economic Sustainability - November 2019



Palm Beach County Countywide Jurisdiction Low/Moderate Income and Minority Concentration



Legend

Low and Moderate Income Areas (>51% Low/Mod)

Minority Concentrations (Non-Hispanic)

0-25.8%

25.8-51.6%

51.6-100%

Municipal Boundaries

Entitlement Municipalities

Water Bodies

Major Roads



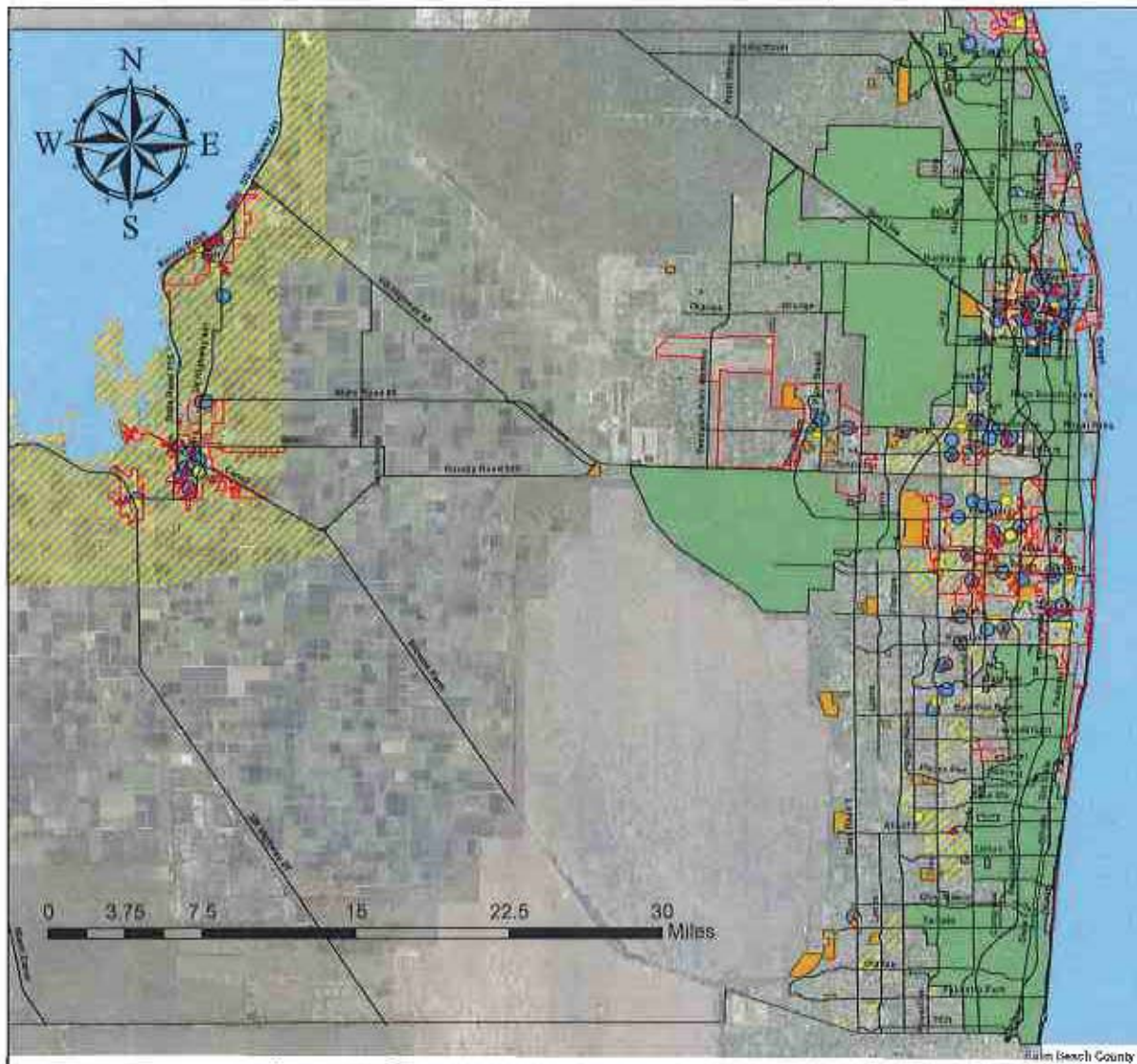
Prepared by PBC Department of Housing and Economic Sustainability - January 2020

Source: 2011-2015 American Community Survey (Low/Mod Income)





Source: 2013-2017 American Community Survey (Minority Populations)



Palm Beach County Countywide Jurisdiction Community Assets



Legend

-  Low/Moderate Income Concentration
-  Entitlement Municipalities
-  Municipal Boundaries
-  Parks



-  Water Bodies
-  Major Roads
-  Public Libraries
-  Community Services*
-  Youth Services

Source: 2011-2015 American Community Survey (Low/Mod Income)

Prepared by PBC Department of Housing and Economic Sustainability - November 2019

* Community Services include County-run summer camps, senior services, veteran services, etc.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Palm Beach County has taken into consideration various factors that affect community and economic development outcomes within the jurisdiction. Programs, policies, and services were evaluated based on the needs assessment and market analysis to determine the effectiveness of delivery of services to its residents.

Geographic Priorities: Based on 2011-2015 US Census data provided by HUD, DHES reached out to participating municipalities, other County departments and local stakeholders to identify areas that contained a majority of low and moderate income residents, as well as areas that demonstrated a need for improvement such as lack of infrastructure or housing conditions. Twenty (20) local target areas in the county were identified; nine in municipalities and eleven in unincorporated county.

Priority Needs: The priorities outlined in the Consolidated Plan represent those needs identified by residents and agencies in the County as requiring some type of resolution; whether through direct financial assistance, such as second mortgages to homebuyers or indirect assistance, such as providing funds to a public service agency to assist clients.

Influence of Market Conditions: Palm Beach County has identified five (5) affordable housing types that will be influenced by how available funds are used to address these needs. The types are: Tenant based rental assistance (TBRA); TBRA for non-homeless special needs; New unit production; Rehabilitation; and Acquisition, including preservation.

Anticipated Resources: Available resources for the FY 2020-2024 period was based on current Federal allocations for the CDBG, HOME and ESG Programs. Leveraging of these funds through other Federal programs, State and local programs will enable the County to assist with the jurisdiction's most critical needs, such as affordable housing, homeless prevention, economic development, etc.

Institutional Structure: Through collaborations with various agencies, municipalities, authorities, etc., the County strives to provide various services to all residents within the jurisdiction. The County continues to explore various options to strengthen any gaps in delivery of services and utilizes as many avenues as possible to provide outreach, education and supportive services to the special needs population residing in the County.

Goals: The goals set forth in the Consolidated Plan are in line with US Department of Housing and Urban Development's (HUD) directives to provide decent affordable housing, create suitable living environments, and expand economic opportunities. Through the planning and execution of sustainable solutions to community and economic development needs, the County will be able to achieve goals that are targeted principally to help low and moderate-income residents.

Public Housing Accessibility and Involvement: The Pahokee and the Palm Beach County Housing Authorities both comply with Section 504 need assessments and make reasonable accommodations and

modifications for persons with disabilities. Both agencies encourage residents to be involved in the management and operation of various programs available at the housing complexes. The Belle Glade Housing Authority operates under USDA guidelines and is not required to provide a Section 504 needs assessment.

Barriers to Affordable Housing: Palm Beach County works diligently to promote public policies that will foster affordable housing in the community. One of the County's mission is to promote affordable housing (especially workforce housing) and to remove any identifiable barriers to affordable housing.

Homelessness Strategy: Palm Beach County will continue to use local, state and federal funding to support homeless prevention activities designed to assist low-income persons and families that find themselves threatened with homelessness

Lead-Based Paint Hazards: In Palm Beach County, lead-based paint testing is required by the County for rehabilitation of housing constructed prior to 1978, and commercial buildings (if occupied by children). To relieve the financial burden of homeowners, as it may pertain to alleviating lead-based paint hazards in the home, the Residential Rehabilitation Program Policy provides a grant to the homeowner of up to \$10,000 to abate lead-based paint (if needed).

Anti-Poverty Strategy: To address poverty-level families in the community, the county will manage various economic development, infrastructure, housing and social policy programs targeting households who are low and moderate income. These initiatives will be administered by Palm Beach County through the following Departments; Department of Housing and Economic Sustainability (HES), Planning, Zoning and Building (PZB), and Community Services Department (CSD) in partnership with other agencies.

Monitoring: The County's monitoring of programs is an ongoing process involving frequent communication with subrecipient/developers and is geared towards assessing and improving the overall management capacity of programs, verify compliance with federal regulations and other contractual requirements; and ensure proper use of federal funds.

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

Describe the basis for allocating investments geographically within the jurisdiction

The Palm Beach County jurisdiction is currently comprised of unincorporated Palm Beach County and 29 municipalities which have Inter-local Cooperation Agreements with the County. The Jurisdiction does not include the entitlement cities of Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington and West Palm Beach. Also not included are the municipalities of Highland Beach, Ocean Ridge, and Westlake, each of which declined to participate.

Based on 2011-2015 US Census data provided by HUD, the PBC Department of Housing and Economic Sustainability (DHES) reached out to participating municipalities, other County departments and local stakeholders to identify areas that contained a majority of low and moderate income residents, as well as areas that demonstrated a need for improvement due to infrastructure conditions, code enforcement, rehabilitation or demolition. Twenty (20) local target areas were identified; nine in municipalities and eleven in unincorporated county. In order to qualify as a CDBG target area, the following conditions had to be met:

For eastern municipalities in Palm Beach County:

- At least 51% of the residents of an area must be of low and moderate income;
- Existing land use must be at least 51% residential
- The Identified area must be one contiguous geographic area, no less than 0.5 square miles and no more than 2.0 square miles in size.
- Area must exhibit visible signs of physical deterioration or need for improvements

For western municipalities (Glades area) in Palm Beach County:

- At least 51% of the residents of the area must be of low and moderate income;
- The identified area is the boundary of each municipality. Residents in the three Glades area municipalities (Belle Glade, Pahokee and South Bay) are more than 51% low and moderate income.
- Areas must exhibit visible signs of physical deterioration or need for improvements.

For unincorporated Palm Beach County:

- At least 51% of the residents of an area must be of low and moderate income;
- Existing land use must be at least 51% residential
- The identified area must be one contiguous geographic area, no less than 0.1 square mile and no more than 2.0 square miles in size.
- Area must exhibit visible signs of physical deterioration or need for improvements

CDBG funding will automatically be awarded to municipalities with a target area and is used exclusively to undertake capital improvement, code enforcement or housing revitalization projects. Funding awards to assist projects in unincorporated Palm Beach County are also directed to CDBG target areas; unless a particular activity is identified by County Administration.

Municipalities that do not have CDBG target areas are not guaranteed to receive CDBG funding.

Identify the Neighborhood boundaries for this target area

The target area lies within the municipal boundaries of the City. The target area is bound by State Road 80 on the north and south; County Road 880 on the east; and State Road 715 on the west. The City is approximately 7.23 square miles. The target area is located in CT 81.01, BG 1,2 and 3; CT 82.01, BG 1,2,3, and 4; CFT 82.02, BG 1 and 2; CT 82.03, BG 1,2, and 3; and CT 83.02, BG 1. The estimated percentage of low and moderate-income persons within the target area is 73.9%.

Include specific housing and commercial characteristics of this target area

Based on the City's Land Use Map, it is comprised of 68% residential, 15% commercial, 7% institutional, 5% recreational, and 5% industrial. Per the 2018 American Community Survey (ACS), there are 7,495 housing units in the City.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

Identify the needs in this target area.

- The City estimates that approximately \$1M is needed for work at four (4) parks (Hand, Mace, Butts and Lyons) and one museum (Lawrence E Will).
- The City estimates that approximately \$2.5M is needed to upgrade existing streets, sidewalks and drainage in the City.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the City
- Support programs which provide assistance to homeowners facing foreclosure
- Increase job retention and assist small businesses in the City. A portion of the target area resides within CT 82.01, 82.02 and 83.02, which are qualified Opportunity Zones.
- Work with the City on providing funding for infrastructure and public facility improvements

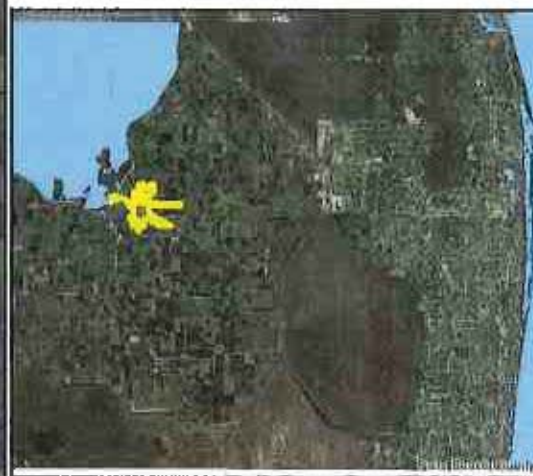
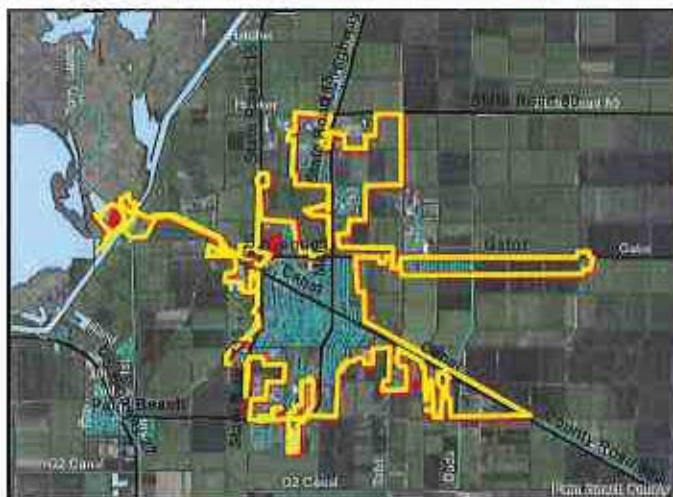
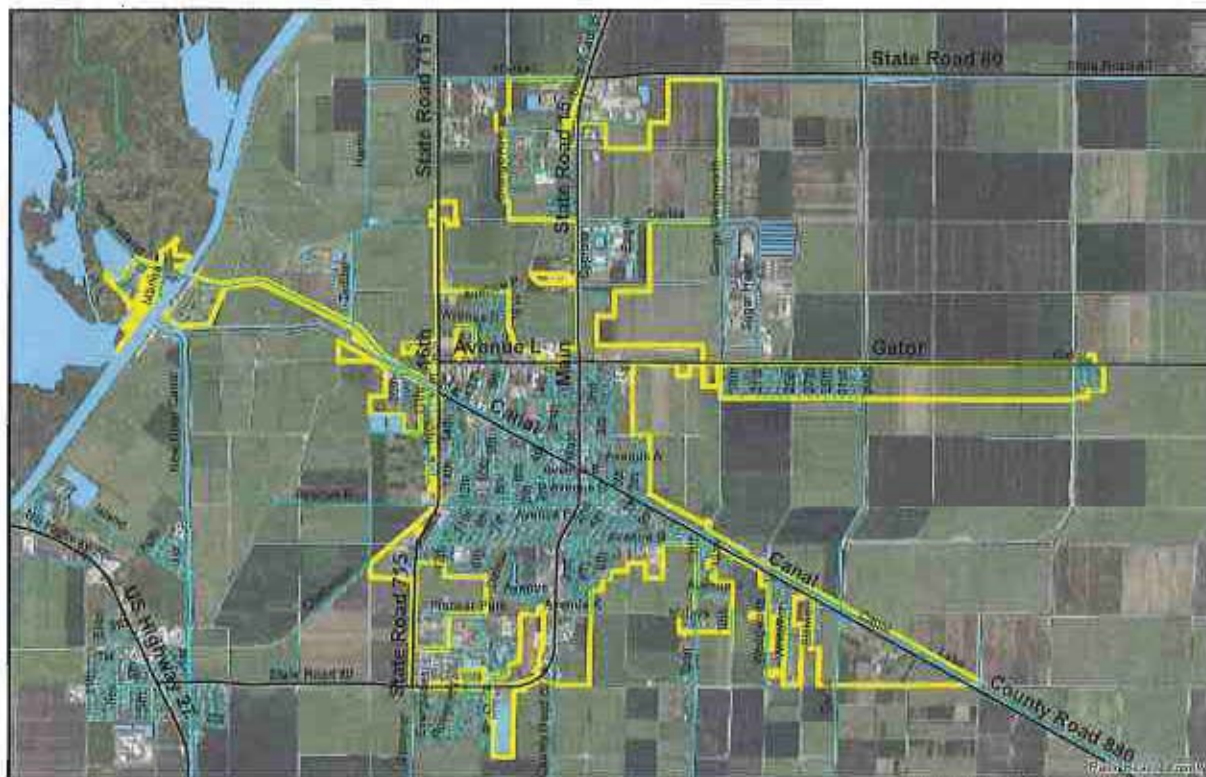
Are there barriers to improvement in this target area?

Lack of sufficient funding resources is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The City completing needed projects

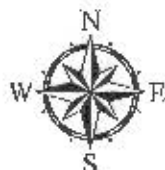


Palm Beach County Community Development Block Grant Program City of Belle Glade - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Med Income)

Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Target Area Name**Greenacres, City of****Identify the Neighborhood boundaries for this target area**

The target area is bound on the north by the L-10 Canal; Lake Worth Road to the south; Haverhill Road to the east; the E-3 Canal and Sherwood Forest Blvd. on the west. The target area is approximately 0.85 square miles in size. The target area is located in CT 47.04, BG 2 and 3; and CT 47.05, BG1. The estimated percentage of low and moderate income persons within the target area is 73.1%.

Include specific housing and commercial characteristics of this target area

A review of the land area within the Target Area by the City determined that 81% was residential, 2% commercial, 1.1% was vacant, 2% was recreational, and 4% was for public institutions. According to the 2018 ACS, there are 2,164 housing units.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

Identify the needs in this target area.

- The City states that sidewalks in the target area are in either fair or poor condition.
- For the past several years, the City has been working in the target area to upgrade its existing storm water drainage system to prevent flooding. It is expected that the City will continue to work on this project.
- The City has identified many properties in the target area that are still using septic systems and need to be connected to public sewers.
- The City estimates that it will cost approximately \$11 million to provide an adequate centralized sanitary sewer system for the target area.
- The City evaluated structures in the target area and determined that five units needed to be demolished and 50 units and 30 accessory structures were in need of rehabilitation.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the Town
- Support programs which provide assistance to homeowners facing foreclosure
- Increase job retention and assist small businesses in the Town
- Work with the Town on providing funding for infrastructure and public facility improvements

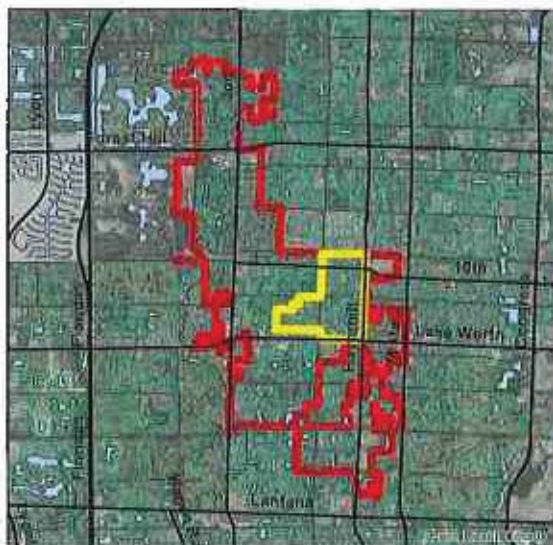
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The Town completing needed projects

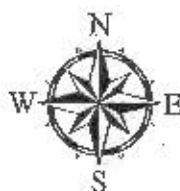


**Palm Beach County
Community Development Block Grant Program
City of Greenacres - CDBG Target Area**



Legend

-  CDBG Target Area
-  Municipal Boundaries
-  Water Bodies
-  Major Roads



Source: 2011-2015 American Community Survey (Low/Mid Income)
Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Target Area Name**Lake Park, Town of****Identify the Neighborhood boundaries for this target area**

The target area is bound on the north by Northlake Blvd.; Silver Beach Rd. to the south; Federal Highway to the east; Congress Ave. on the west. The target area is approximately 1.72 square miles in size. The target area is located in CT 11.01, BG 1,2,3, and 5; and CT 13.01, BG 3. The estimated percentage of low and moderate-income persons within the target area is 67.8%.

Include specific housing and commercial characteristics of this target area

The Town estimates that 51.7% of the target area consists of residential structures. The Town estimates that there are 154 multi-family housing units and 966 single-family housing units in the target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the Town and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Town identified the area that it wanted to improve.

Identify the needs in this target area.

- Per the Town, at least 50% of residential housing units show signs of deferred maintenance, so there is a need for the rehabilitation of these properties.
- According to the Town, there is a need for improved public parking, improved public facilities and improved roadway and sanitary sewers.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the Town.
- Support programs which provide assistance to homeowners facing foreclosure
- Increase job retention and assist small businesses in the Town
- Work with the Town on providing funding for infrastructure and public facility improvements

Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The Town completing needed projects



Palm Beach County Community Development Block Grant Program Town of Lake Park - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Med Income)

Prepared by PBG Department of Housing and Economic Sustainability - February 2020

Target Area Name**Lake Worth Beach, City of****Identify the Neighborhood boundaries for this target area**

The target area is bound on the north by 10th Avenue North; on the south by the municipal boundaries of the Town of Lantana; on the east by Dixie Highway; and on the west by Boutwell Road, the Keller Canal, Detroit Street, Akron Road and I-95. The target area is approximately 2.0 square miles in size. The target area is located in CT 44.02, BG 1 and 2; CT 45, BG 3, CT 51.01, BG 1 and 2, CT 51.02, BG 1 and 2; CT 52.02, BG 2; CT 52.03, BG 1 and 2; and CT 52.04, BG 3. The estimated percentage of low and moderate-income persons within the target area is 79.1%.

Include specific housing and commercial characteristics of this target area

According to the 2018 ACS, there are 7,889 housing units in the target area. The City estimates that 54.3% of all properties in the target area are residential. The target area includes the Lake Worth Park of Commerce, which is an industrial and commercial center and is approximately .54 square miles in size.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

Identify the needs in this target area.

- The City estimates that 20% of residential structures in the target area have code related deficiencies related to building integrity that need to be addressed.
- Howard Park and Memorial Park need capital improvements.
- The City wants to construct an Emergency Operations Center
- The City states that water mains in the target area need to be replaced
- Electrical substations in the target area need to be upgraded, including hardening for natural disasters.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the Town
- Support programs which provide assistance to homeowners facing foreclosure
- Increase job retention and assist small businesses in the Town. A portion of the target area resides within CT 51.02, a qualified Opportunity Zone.
- Work with the Town on providing funding for infrastructure and public facility improvements

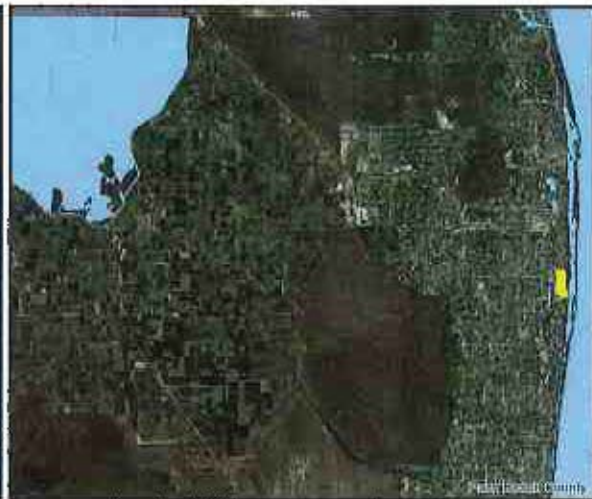
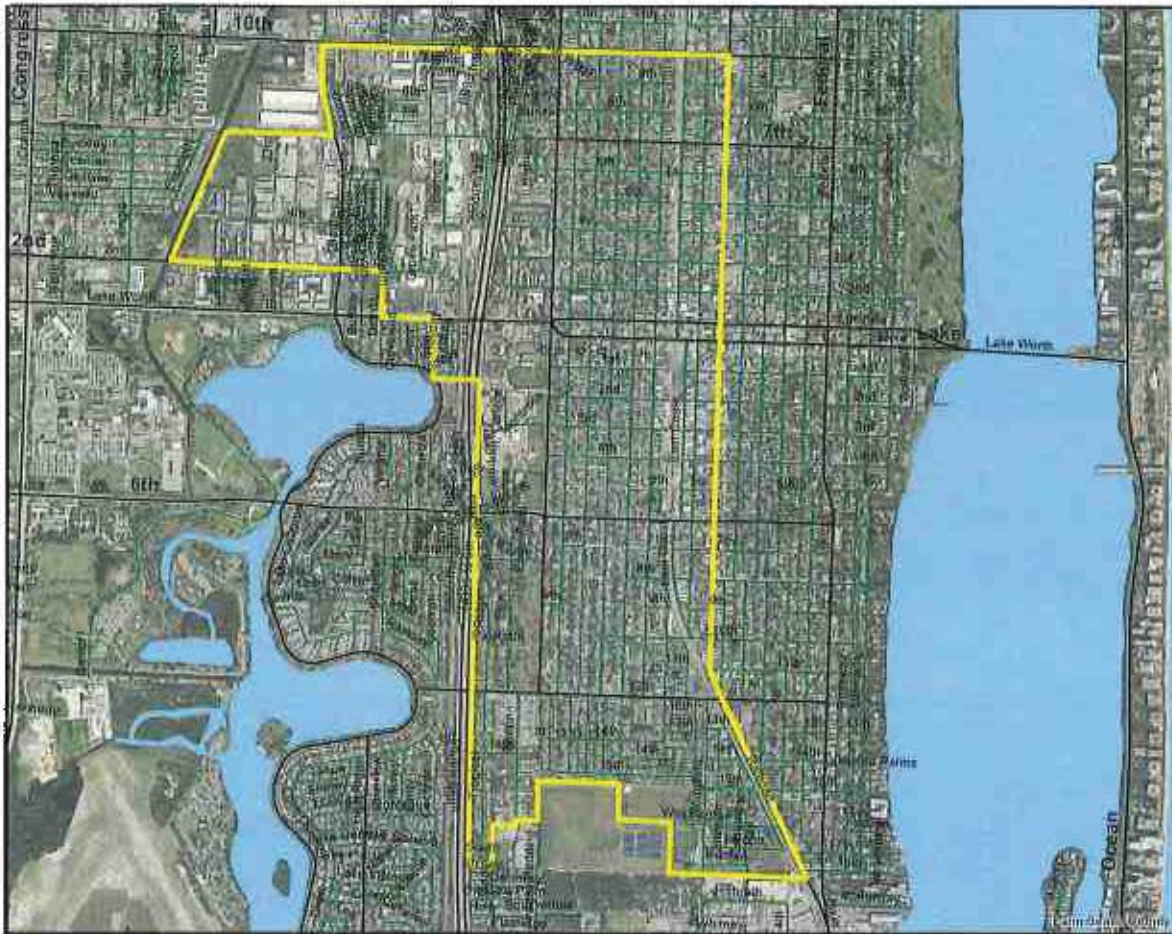
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The Town completing needed projects



Palm Beach County Community Development Block Grant Program City of Lake Worth Beach - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2016 American Community Survey (Low/Mod Income)
Prepared by PDC Department of Housing and Economic Sustainability - February 2020

Target Area Name**Lantana, Town of****Identify the Neighborhood boundaries for this target area**

The target area is bound on the north by the municipal boundary of the City of Lake Worth Beach; on the south by Hypoluxo Road; on the east by the Intracoastal Waterway; and on the west on I-95 and Dixie Highway. The target area is approximately 1.23 square miles in size. The target area is located in CT 55.01, BG 1 and 3; and CT 55.02, BG 1 and 2. The estimated percentage of low and moderate-income persons within the target area is 55.0%.

Include specific housing and commercial characteristics of this target area

The Town estimates that 60% of the target area is residential in nature. Per the 2018 ACS, there are approximately 2,981 housing units, with 49% of those units considered to be substandard.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the Town and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Town identified the area that it wanted to improve.

Identify the needs in this target area.

- The Town states that many areas are in need of sidewalks, or replacement of existing sidewalks.
- The Town states that it lacks adequate lighting in areas.
- The Town states that many areas are in need of road repair.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the Town
- Support programs which provide assistance to homeowners facing foreclosure
- Increase job retention and assist small businesses in the Town
- Work with the Town on providing funding for infrastructure and public facility improvements

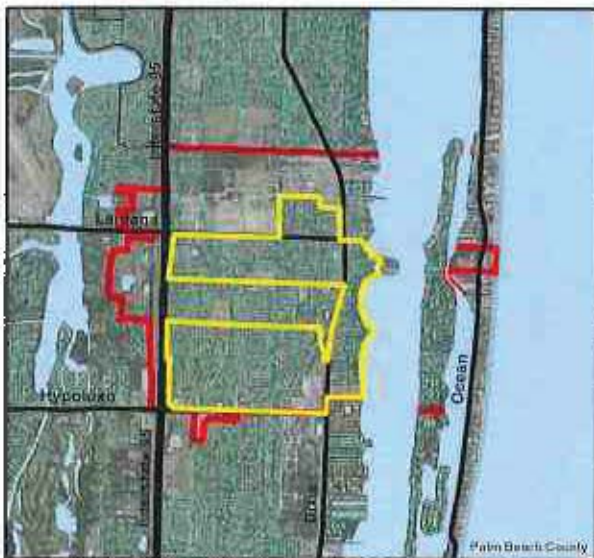
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The Town completing needed projects



Palm Beach County Community Development Block Grant Program Town of Lantana - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Med Income)

Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Identify the Neighborhood boundaries for this target area

The target area is bounded on the north by Hill Avenue; on the east by Australian Avenue; and on the south, east and west by the municipal boundary of West Palm Beach. The target area is approximately 0.75 square miles in size. The target area is located in CT 14.02, BG 1. The estimated percentage of low and moderate income persons within the target area is 82.5%.

Include specific housing and commercial characteristics of this target area

Per the 2018 ACS, there are 844 housing units in the Town, with 284 single-family units, 556 multi-family units and 4 mobile homes. Of the housing units, 741 are occupied and 103 are vacant. Of the occupied units, 194 are owner-occupied and 547 are rental units. Per the Town, 60% of the target area is residential.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the Town and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Town identified the area that it wanted to improve.

Identify the needs in this target area.

- The Town states that 85 housing units are in substandard condition
- The Town requests assistance to rehabilitate its municipal water plant.
- The Town states that there is a need for street repaving.
- The Town states that a new lift station is needed in the Bryn Mawr neighborhood
- The Town states that sewer lines need to be re-lined in the target area.

What are the opportunities for improvement in this target area?

Opportunities for Improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the Town
- Support programs which provide assistance to homeowners facing foreclosure
- Increase job retention and assist small businesses in the Town. The target area resides within CT 14.02, a qualified Opportunity Zone.
- Work with the Town on providing funding for infrastructure and public facility improvements

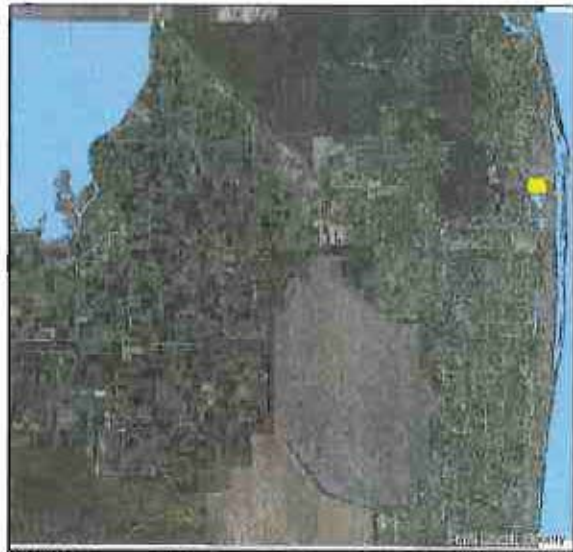
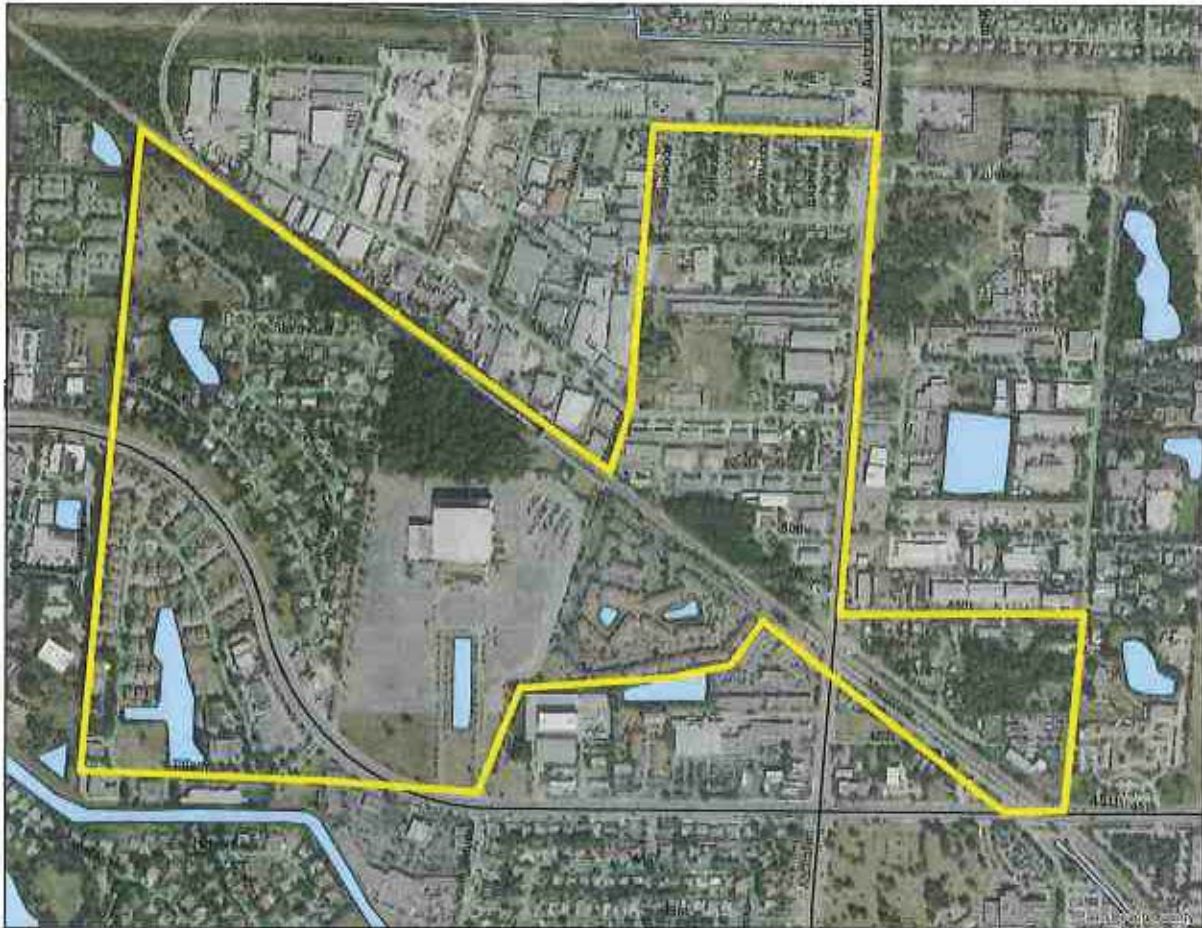
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The Town completing needed projects



**Palm Beach County
Community Development Block Grant Program
Town of Mangonia Park - CDBG Target Area**



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Moderate Income)
Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Target Area Name**Pahokee, City of****Identify the Neighborhood boundaries for this target area**

The target area lies within the municipal boundaries of the City. The City is bounded on the west by Lake Okeechobee; on the north by Lakewood Street; and on the east and south by unincorporated Palm Beach County. The City is approximately 5.4 square miles. The target area is located in CT 80.01, BG 1; and CT 80.02, BG 1 and 2. The estimated percentage of low and moderate income persons within the target area is 76.5%.

Include specific housing and commercial characteristics of this target area

Per the 2018 ACS, there are 2,138 housing units in the City. Of these, 1,836 are occupied and 302 are vacant. Of the occupied units, 1,327 are single family units, 435 are multi-family units, and 376 are either mobile homes or some other type of dwelling. 1,199 (56.1%) of all units were constructed prior to 1980.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

Identify the needs in this target area.

- The City states the repairs are needed at the Sewage Treatment Plant
- The City states that improvements are needed at Commissioners Park and Martin Luther King Park
- The City states that drainage upgrades are needed along five streets
- The City states that water line relocation is needed along four streets
- The City states that sidewalk upgrades are needed along seven streets

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the City.
- Support programs which provide assistance to homeowners facing foreclosure.
- Increase job retention and assist small businesses in the City. The target area resides within CT 80.01 and 80.02, both qualified Opportunity Zones.
- Work with the City on providing funding for infrastructure and public facility improvements

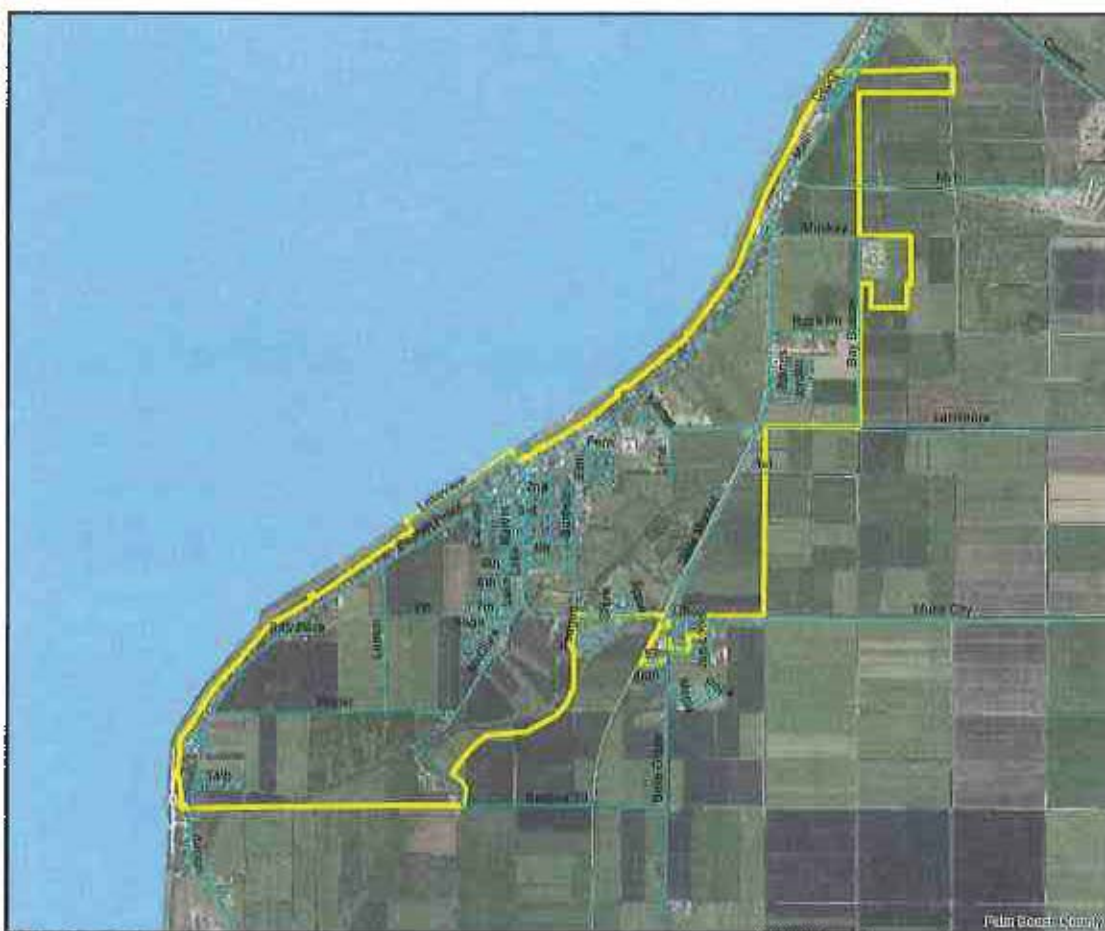
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The Town completing needed projects



Palm Beach County Community Development Block Grant Program City of Pahokee - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Mid Income)
Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Target Area Name**Palm Springs, Village of****Identify the Neighborhood boundaries for this target area**

The target area lies within the municipal boundaries of the Village. The target area is bounded on the north by the L-8 canal; on the west by Kirk Road and Patio Court; on the south by Lake Worth Road; and on the east by Davis Road and Congress Avenue. The target area is approximately 2.0 square miles. The target area is located in CT 42.01, BG 3; CT 42.02, BG 1,2, and 3; CT 42.03, BG1; CT 45.00, BG 2; CT 46.01, BG 1; and CT 46.02, BG 1,2 and 3. The estimated percentage of low and moderate income persons within the target area is 70.7%.

Include specific housing and commercial characteristics of this target area

The Village estimates that there are 5,432 housing units in the target area and that 68% of the target area is residential. There are five structures in the target area that have ongoing code violations or are uninhabitable.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the Village and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Village identified the area that it wanted to improve.

Identify the needs in this target area.

- The Village states that improvements are needed to five parks and playgrounds;
- The Village has identified the need for a new community center;
- The Village states that storm water drainage is needed in the target area;
- The Village is looking to replace approximately 216,000 linear feet of aging water lines in the target area;
- The Village is looking to replace 9,500 linear feet of aging sewer lines, and eliminate septic tanks on Adcock Lane in the target area
- The Village is looking to construct sidewalks along many residential streets in the target area.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the Village
- Support programs which provide assistance to homeowners facing foreclosure
- Increase job retention and assist small businesses in the Village. A portion of the target area resides within CT 42.01, a qualified Opportunity Zone.
- Work with the Village on providing funding for infrastructure and public facility improvements

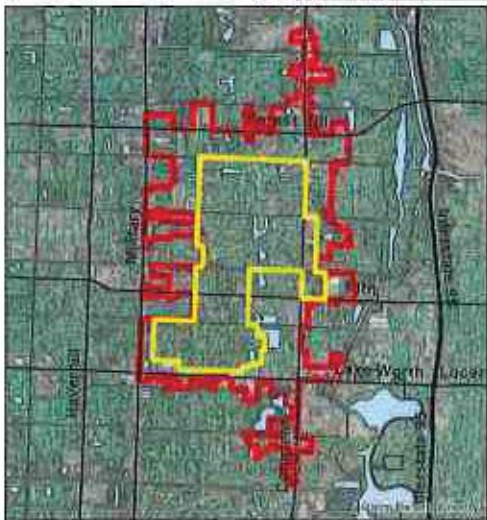
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The Village completing needed projects



Palm Beach County Community Development Block Grant Program Village of Palm Springs - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Mid Income)
Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Target Area Name**Riviera Beach, City of****Identify the Neighborhood boundaries for this target area**

The target area lies within the municipal boundaries of the City. The target area is bounded on the north by Silver Beach Road; on the west by Avenue P, Australian Avenue and President Barack Obama Hwy; on the south by W. 1st Street; and on the east by Broadway. The target area is approximately 1.76 square miles. The target area is located in CT 12.00, BG 2, 3 and 4; CT 14.03, BG 1 and 2; CT 14.04, BG 3; and CT 15.00, BG 2, 3 and 4. The estimated percentage of low and moderate income persons within the target area is 68.8%.

Include specific housing and commercial characteristics of this target area

The City estimates that there are 2,674 housing units within the target area, making up 51% of the total area. Of these housing units, the City determines that approximately 60% of them exhibit visible signs of deterioration.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified an area that it wanted to improve.

Identify the needs in this target area.

- Rehabilitation of housing units to preserve existing stock
- Public facilities, such as the Public Works Complex or Water Treatment Plant, are in need of construction, upgrading or expansion;
- Existing infrastructure (water, sewer, drainage, roadway and sidewalks) within the target area is in need of replacement

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the City
- Support programs which provide assistance to homeowners facing foreclosure
- Increase job retention and assist small businesses in the City. A portion of the target area resides within CT 14.03 and 14.04, both qualified Opportunity Zones.
- Work with the City on providing funding for infrastructure and public facility improvements

Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The City completing needed projects

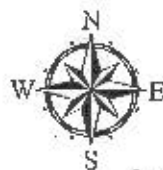


Palm Beach County Community Development Block Grant Program City of Riviera Beach - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Entitlement Municipalities
- Water Bodies
- Major Roads



Source: 2013-2015 American Community Survey (Low/Med Income)
Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Target Area Name**South Bay, City of****Identify the Neighborhood boundaries for this target area**

The target area lies within the municipal boundaries of the City. The City is bounded on the north by Lake Okeechobee; on the east by SE 4th Avenue; on the south and west by unincorporated Palm Beach County. The City is approximately 3.7 square miles. The target area is located in CT 83.02, BG 1 and 2. The estimated percentage of low and moderate income persons within the target area is 70.7%.

Include specific housing and commercial characteristics of this target area

The City estimates that 97% of the land area is residential. Per the 2018 ACS, there are approximately 855 housing units in the City, of which 487 (57%) were built prior to 1980.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

Identify the needs in this target area.

- The City has identified multi-family housing units that are in need of rehabilitation
- The City has identified sidewalks that are in need of reconstruction
- The City is looking to harden its community center at Tanner Park to be used as a hurricane shelter.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the City.
- Support programs which provide assistance to homeowners facing foreclosure.
- Increase job retention and assist small businesses in the City. The target area resides in CT 83.02, a qualified Opportunity Zone.
- Work with the City on providing funding for infrastructure and public facility improvements.

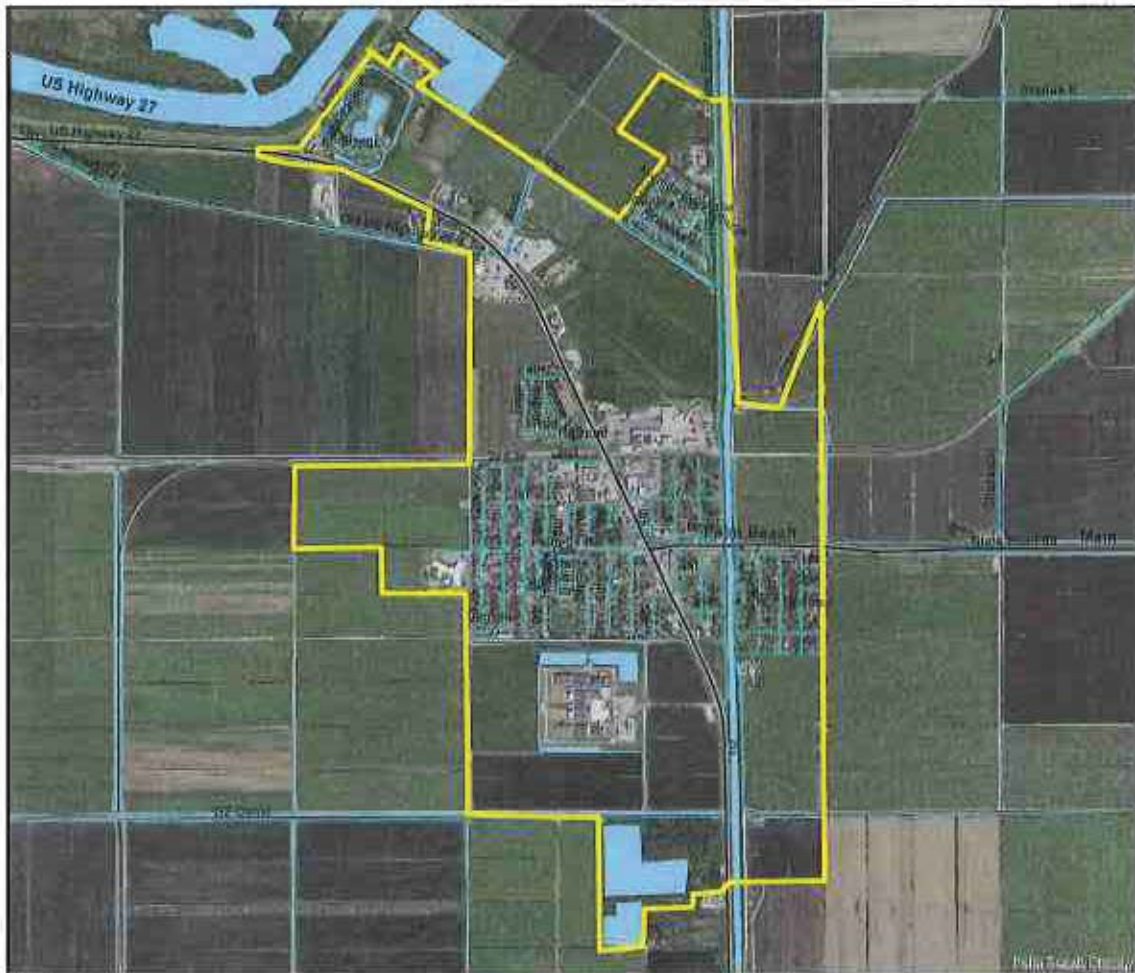
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The City completing needed projects in the area.

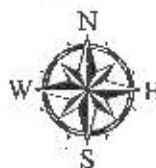


**Palm Beach County
Community Development Block Grant Program
City of South Bay - CDBG Target Area**



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Med Income)
Prepared by PBC Department of Housing and Economic Sustainability - February 2020
Consolidated Plan and Action Plan

Identify the Neighborhood boundaries for this target area

The target area is bound on the north by 5th Street; on the south by Lakewood Street; on the east by Everglades Avenue and Bryant Avenue; and on the west by Lake Okeechobee. The area is approximately .27 square miles. The target area is located in CT 80.01, BG 1. The estimated percentage of low and moderate income persons within the target area is 66.7%.

Include specific housing and commercial characteristics of this target area

According to the 2018 ACS, there are 208 housing units in the target area, with 144 occupied and 64 vacant. Of the occupied units, 121 are owner-occupied, while 23 are renter-occupied. Of the total units, 150 are single family units; 38 are multi-family units; and 20 are mobile homes. Of the units, 156 (75%) were built prior to 1980. Although the target area is surrounded by agricultural operations, there is little commercial activity in the target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. Also, DHES participated in public meetings to gather feedback from stakeholders on areas of opportunity. This area was identified as a target area in need of improvements.

Identify the needs in this target area.

- There is a need to install sanitary sewer gravity mains
- Due to the age of housing units, there is a need to rehabilitate existing units in the area.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the community.
- Support programs which provide assistance to homeowners facing foreclosure.
- Increase job retention and assist small businesses in the community.
- Work with County departments on funding mechanisms for infrastructure and public facility improvements.

Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The County completing needed projects in the community.



Palm Beach County Community Development Block Grant Program Canal Point - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Mid Income)
Prepared by PDC Department of Housing and Economic Sustainability - February 2020

Identify the Neighborhood boundaries for this target area

The target area is located in unincorporated Palm Beach County. It is bound on the north by the city of Riviera Beach; on the east by Military Trail; on the south by 45th Street; and on the west by Parke Avenue and Haverhill Road and the city of West Palm Beach. The area is approximately .31 square miles. The target area is located in CT 10.02, BG 2. The estimated percentage of low and moderate income persons within the target area is 69.8%.

Include specific housing and commercial characteristics of this target area

The majority of the parcels in the target area are residential. According to the 2018 ACS, there are 801 housing units in the area, with 706 occupied and 95 vacant. Of the occupied units, 396 are owner-occupied, while 310 are renter-occupied. Of the total units, 622 are single family units and 179 are multi-family units. Of the total units, 562 (70.1%) were built prior to 1980. Commercial activity in the area lies along Military Trail and 45th Street, which surrounds the community.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. Also, DHES participated in public meetings to gather feedback from stakeholders on areas of opportunity. This area was identified as a target area in need of improvements.

Identify the needs in this target area.

- Due to code violations in the community, there is a need to rectify these conditions.
- There is a need for a community center to be built for residents in the community.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the community.
- Support programs which provide assistance to homeowners facing foreclosure.
- Increase job retention and assist small businesses in the community.
- Work with County departments on funding mechanisms for infrastructure and public facility improvements.

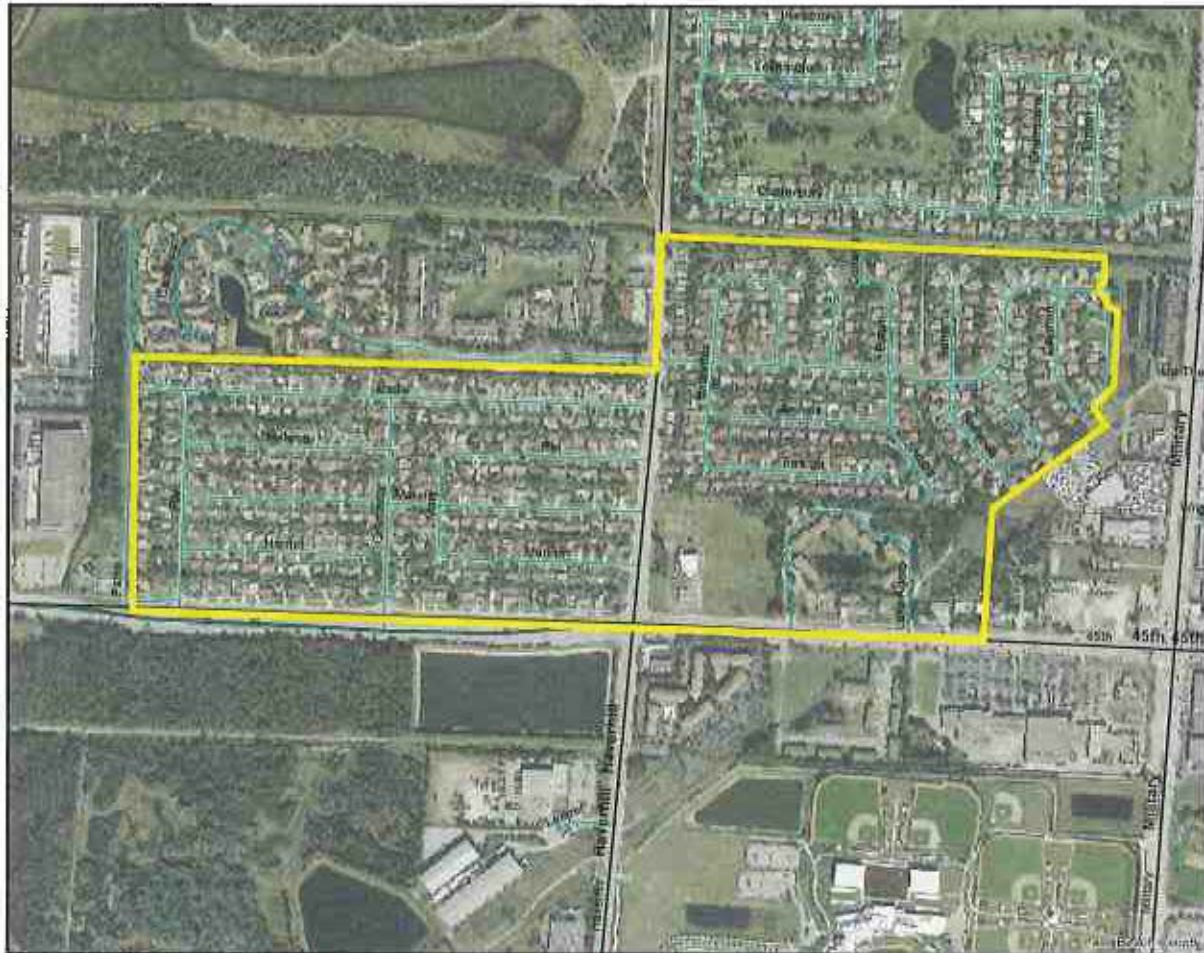
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The County completing needed projects in the community.

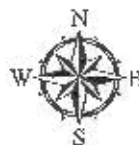


Palm Beach County Community Development Block Grant Program Gramercy Park - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Source: 2011-2015 American Community Survey (Low/Mid Income)
Prepared by PRC Department of Housing and Economic Sustainability - February 2020

Identify the Neighborhood boundaries for this target area

The target area is located in unincorporated Palm Beach County. It is bound on the north by Pleasant Street; on the east by Federal Highway (U.S. 1); on the south by Bomar Street and the city of Palm Beach Gardens; and on the west by Ellison Wilson Road. The area is approximately .28 square miles. The target area is located in CT 6.00, BG 1. The estimated percentage of low and moderate income persons within the target area is 59.6%.

Include specific housing and commercial characteristics of this target area

The majority of the parcels in the target area are residential. According to the 2018 ACS, there are 661 housing units in the area, with 529 occupied and 132 vacant. Of the occupied units, 134 are owner-occupied, while 395 are renter-occupied. Of the total units, 291 are single family units; 351 are multi-family units; and 19 are mobile homes. Of the total units, 506 (76.5%) were built prior to 1980. Commercial activity in the area lies along Federal Highway, which borders the community.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. Also, DHES participated in public meetings to gather feedback from stakeholders on areas of opportunity. This area was identified as a target area in need of improvements.

Identify the needs in this target area.

- Due to code violations in the community, there is a need to rectify these conditions.
- There is a need for water lines and sanitary sewer lines as many residences in the community still rely on wells and septic systems.
- There is a need to repave all streets in the community due to deferred maintenance.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the community.
- Support programs which provide assistance to homeowners facing foreclosure.
- Increase job retention and assist small businesses in the community.
- Work with County departments on funding mechanisms for infrastructure and public facility improvements.

Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The County completing needed projects in the community.



Source: 2011-2015 American Community Survey (Low/Mod Income)
Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Identify the Neighborhood boundaries for this target area

The target area is located in unincorporated Palm Beach County. It is bound on the north by the LWDD L-12 Canal; on the east by the Village of Palm Springs; on the south by the LWDD L-14 Canal; and on the west by Military Trail. The area is approximately 1.30 square miles. The target area is located in CT 49.03, BG 1 and 2; and CT 49.04, BG 1, 2, and 3. The estimated percentage of low and moderate income persons within the target area is 76.9%.

Include specific housing and commercial characteristics of this target area

The majority of the parcels in the target area are residential. According to the 2018 ACS, there are 3,316 housing units in the area, with 3,058 occupied and 258 vacant. Of the occupied units, 907 are owner-occupied, while 2,151 are renter-occupied. Of the total units, 1,306 are single family units; 2,010 are multi-family units; and 138 are mobile homes. Of the total units, 1,791 (54.0%) were built prior to 1980. Commercial activity in the area lies primarily along Military Trail and Congress Avenue, which borders the community.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. Also, DHES participated in public meetings to gather feedback on areas of opportunity. This area was identified as a target area in need of improvements.

Identify the needs in this target area.

- Due to the number of code violations in the area, there is a need to rectify these conditions.
- Although the area has potable water mains, there is a need to install sanitary sewer gravity mains in the area, as well as potable water and sewer lateral lines for to individual properties.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the community.
- Support programs which provide assistance to homeowners facing foreclosure.
- Increase job retention and assist small businesses in the community.
- Work with County departments on funding mechanisms for infrastructure and public facility improvements.

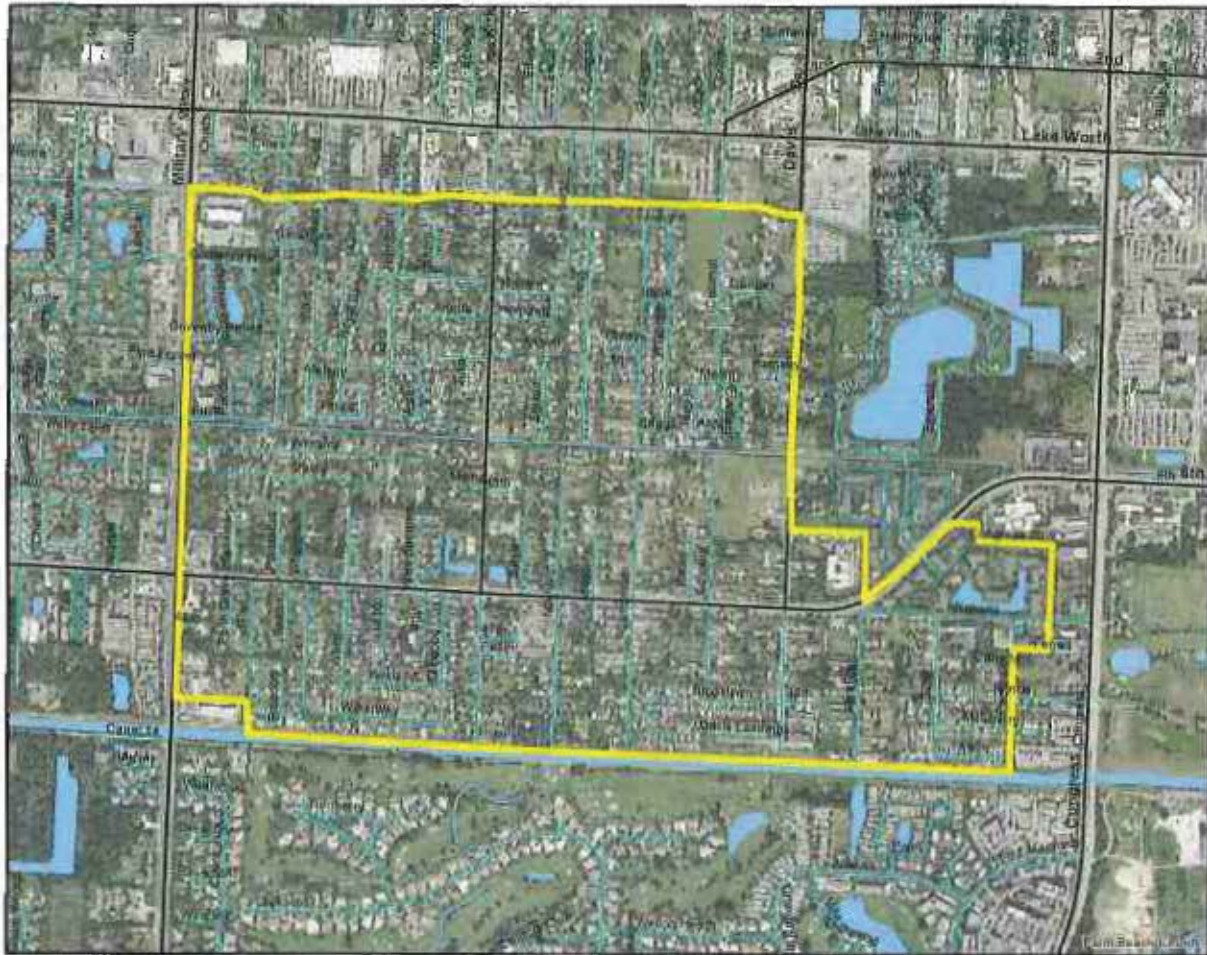
Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The County completing needed projects in the community.



Palm Beach County Community Development Block Grant Program Lake Worth Corridor - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads



Sources: 2011-2015 American Community Survey (Low/Med Income)
Prepared by PBC Department of Housing and Economic Sustainability - February 2020

Identify the Neighborhood boundaries for this target area

The target area is located in unincorporated Palm Beach County. It is bound on the north by Gun Club Road; on the east by Kirk Road; on the south by Forest Hill Blvd.; and on the west by Haverhill Road. The area is approximately 1.75 square miles. The target area is located in CT 38.00, BG 5; CT 39.01, BG 1; CT 39.02, BG 2; CT 40.09, BG 1 and 2; and CT 41.02, BG 1. The estimated percentage of low and moderate income persons within the target area is 68.6%.

Include specific housing and commercial characteristics of this target area

The majority of the parcels in the target area are residential. According to the 2018 ACS, there are 3,500 housing units in the area, with 3,143 occupied and 357 vacant. Of the occupied units, 1,381 are owner-occupied, while 1,762 are renter-occupied. Of the total units, 1,547 are single family units; 1,479 are multi-family units; and 474 are mobile homes. Of the total units, 1,544 (44.1%) were built prior to 1980. Commercial activity in the area lies primarily along the Military Trail corridor between Gun Club Road and Forest Hill Blvd.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

In October 2019, DHES began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. Also, DHES participated in public meetings to gather feedback on areas of opportunity. This area was identified as a target area in need of improvements.

Identify the needs in this target area.

- Due to the number of code violations in the area, there is a need to rectify these conditions.
- Although the area has potable water mains, there is a need to install sanitary sewer gravity mains in the area, as well as potable water and sewer lateral lines to individual properties.

What are the opportunities for improvement in this target area?

Opportunities for improvement include the following:

- Support programs designed to increase and preserve the availability of affordable housing in the community.
- Support programs which provide assistance to homeowners facing foreclosure.
- Increase job retention and assist small businesses in the community.
- Work with County departments on funding mechanisms for infrastructure and public facility improvements.

Are there barriers to improvement in this target area?

Lack of sufficient funding is a barrier to:

- Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures
- Providing assistance to homeowners faced with foreclosure
- The County completing needed projects in the community.