

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**WORKSHOP SUMMARY**

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**Meeting Date:** April 22, 2025

**Department:** Housing and Economic Development

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**I. EXECUTIVE BRIEF**

**Title:** Consolidated Plan for Fiscal Years (FY) 2025 – 2029 and Action Plan for FY 2025-2026

**Summary:** Staff seeks Board of County Commissioners (BCC) direction on priority needs for the Federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs for FY 2025 – 2029 (October 1, 2025 – September 30, 2030) and direction on funding strategies for allocation of CDBG, HOME, and ESG funds for FY 2025-2026 (October 1, 2025 – September 30, 2026).

United States Department of Housing and Urban Development (HUD) regulations at 24 CFR Part 91 require that Palm Beach County (County) prepare, no less than every five (5) years, a Consolidated Plan identifying the housing, economic and community development needs and goals of its Urban County Program Jurisdiction (Jurisdiction). The Jurisdiction includes the unincorporated area and 32 local municipalities that participate in the program via interlocal cooperation agreements. The Consolidated Plan is prepared in HUD software to meet format and content requirements, and includes: a) a Needs Assessment identifying housing, economic and community development needs; b) a Market Analysis describing the Jurisdiction in statistical terms; and c) a Strategic Plan identifying priority needs and goals for use of the CDBG, ESG, and HOME funds.

Annually, the County is required to submit an Action Plan to HUD to serve as an application for CDBG, HOME, and ESG formula grant funding. HUD has not yet announced the FY 2025-2026 allocations, so current FY 2024-2025 allocations are being used for planning purposes: CDBG \$6,487,957; HOME \$2,201,524; and ESG \$568,768. As in previous years, a pro-rata share formula is used for the CDBG funding allocations to municipalities and County departments. CDBG funding allocations for public service and economic development activities are consistent with previous Board approvals. HOME will fund the development of affordable rental and homeownership housing, homebuyer assistance, and tenant-based rental assistance. ESG will fund emergency shelter and rapid re-housing for the homeless.

Development of the Consolidated Plan and Action Plan involves public participation including eight (8) public meetings, a community needs survey, and outreach to numerous stakeholder groups. The plans will be prepared to reflect BCC direction; and after additional public meetings, will be presented to the BCC for final approval on July 8, 2025. Countywide (HJF)

**Background and Policy Issues:** HUD allocates annual CDBG, HOME, and ESG formula grants to the County. Thirty-two (32) municipalities participate in the County's Urban County Program. The Cities of Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington, and West Palm Beach receive funding directly from HUD. CDBG provides affordable housing, community facilities and services, and job creation. HOME generates affordable housing opportunities for lower-income families. ESG provides housing and supportive services to the homeless and those at risk.

**Attachment:**

1. Presentation

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**Recommended By:**

  
Department Director

4/4/2025  
Date

**Approved By:**

  
Assistant County Administrator

4/11/25  
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT					

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

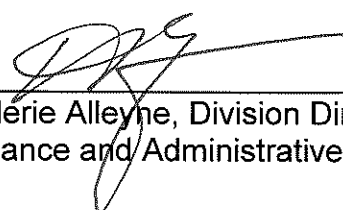
Budget Account No.:

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

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


Fiscal Impact is undeterminable.

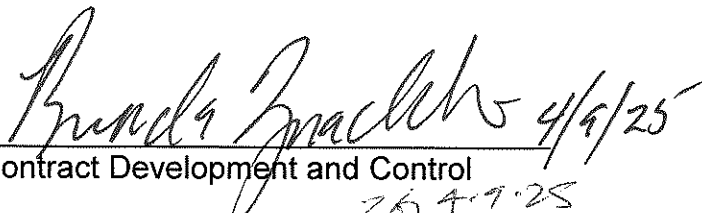
C. Departmental Fiscal Review:

  
Valerie Alleyne, Division Director II  
Finance and Administrative Services, DHED

III. REVIEW COMMENTS

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

 4/9/2025  
OFMB  
DA 4/9

 4/9/25  
Contract Development and Control  
26 4-9-25

B. Legal Sufficiency:

 4/10/25  
Chief Assistant County Attorney

C. Other Department Review:

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



# Consolidated Plan Fiscal Years (FY) 2025-2029 and Action Plan FY 2025-2026

**Palm Beach County Board of County Commissioners  
April 22, 2025 Workshop; Agenda Item # A**



# Purpose



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

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

**Staff seeks Board direction** on priority needs for CDBG, HOME, and ESG for the Consolidated Plan for Fiscal Years (FY) 2025-2029, and funding strategies for the Action Plan for FY 2025-2026.



# Overview

Consolidated Plan is required every 5 years:

- HUD regulations prescribe format and content
- Unincorporated area and 32 municipalities
- Identifies priority needs for CDBG, HOME, and ESG
- $\leq 80\%$  Area Median Income (\$85,650 family of 4)

Action Plan is required every year:

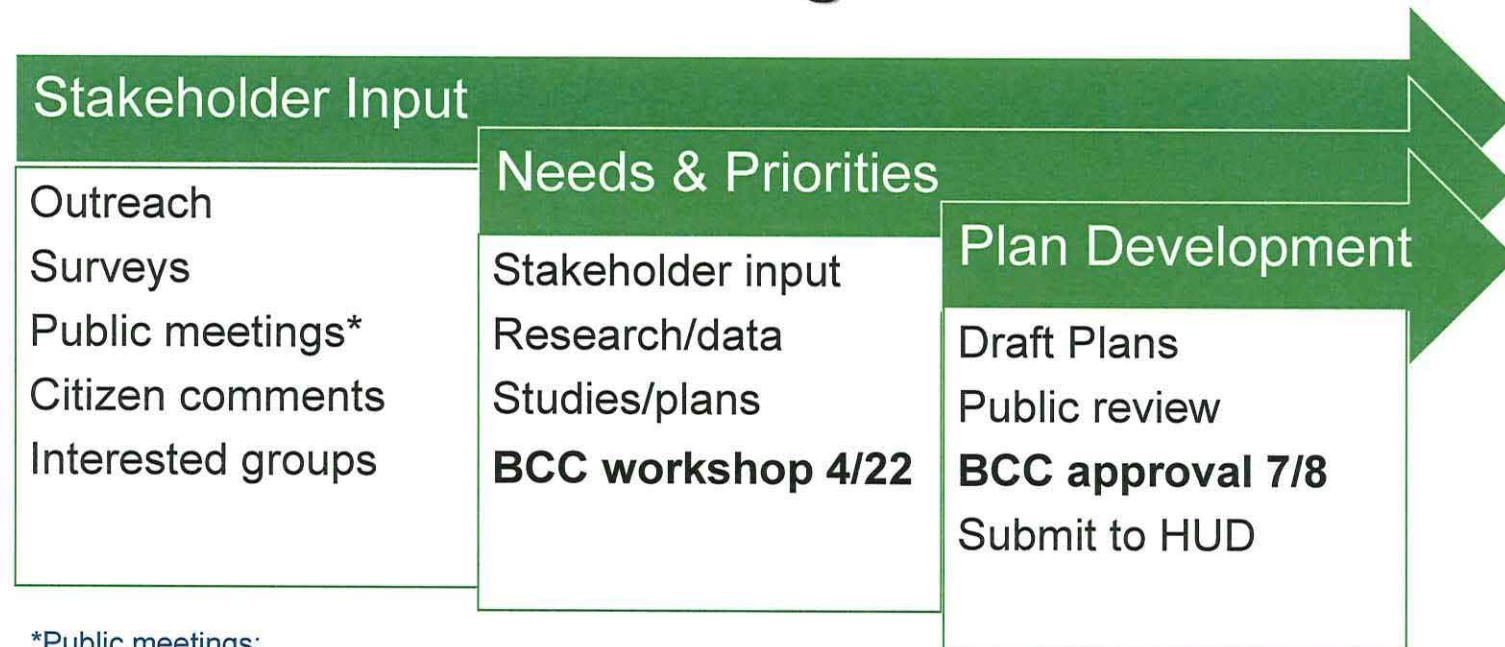
- Funding application for CDBG, HOME, and ESG
- Identifies proposed programs/activities and funding allocations



# Overview



## Consolidated Planning Process



\*Public meetings:

West Palm Beach – 10/17/24, 11/22/24, 3/19/25, 6/4/25

Belle Glade – 10/17/24, 11/15/24, 3/18/25, 6/5/25



# Demographic Snapshot

- 959,226 population in the Urban County Program Jurisdiction (unincorporated + 32 municipalities)
- 55% White, 18% Black, 27% Latino
- 45% households have an elderly member (65+)
- 27% households have a child <18 (35% single-parent)
- \$111,800 HUD Median Family Income countywide (2025)
- \$70,749 average annual wage
- 12% poverty rate

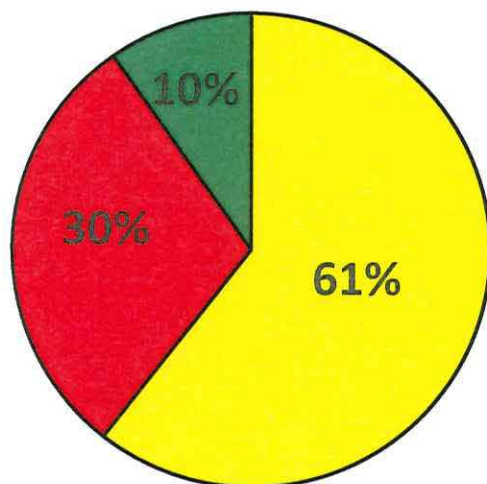
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates 2016-2020 and 2019-2023.



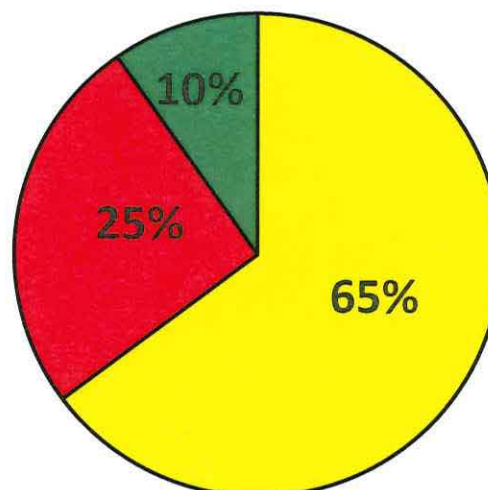
# Housing Cost Burden

90% of all households with incomes  $\leq 80\%$  AMI (\$85,650 family of 4) are cost-burdened, paying more than 30% of income for housing, including 92,286 owners and 74,625 renters.

$\leq 80\%$  AMI Owners



$\leq 80\%$  AMI Renters



Cost Burden 30-50%



Cost Burden >50%



No Cost Burden

Source: HUD Community Housing Affordability Survey

**\$615,000**

**2024 PBC Median  
SF Sales Price**

Source: Beaches MLS

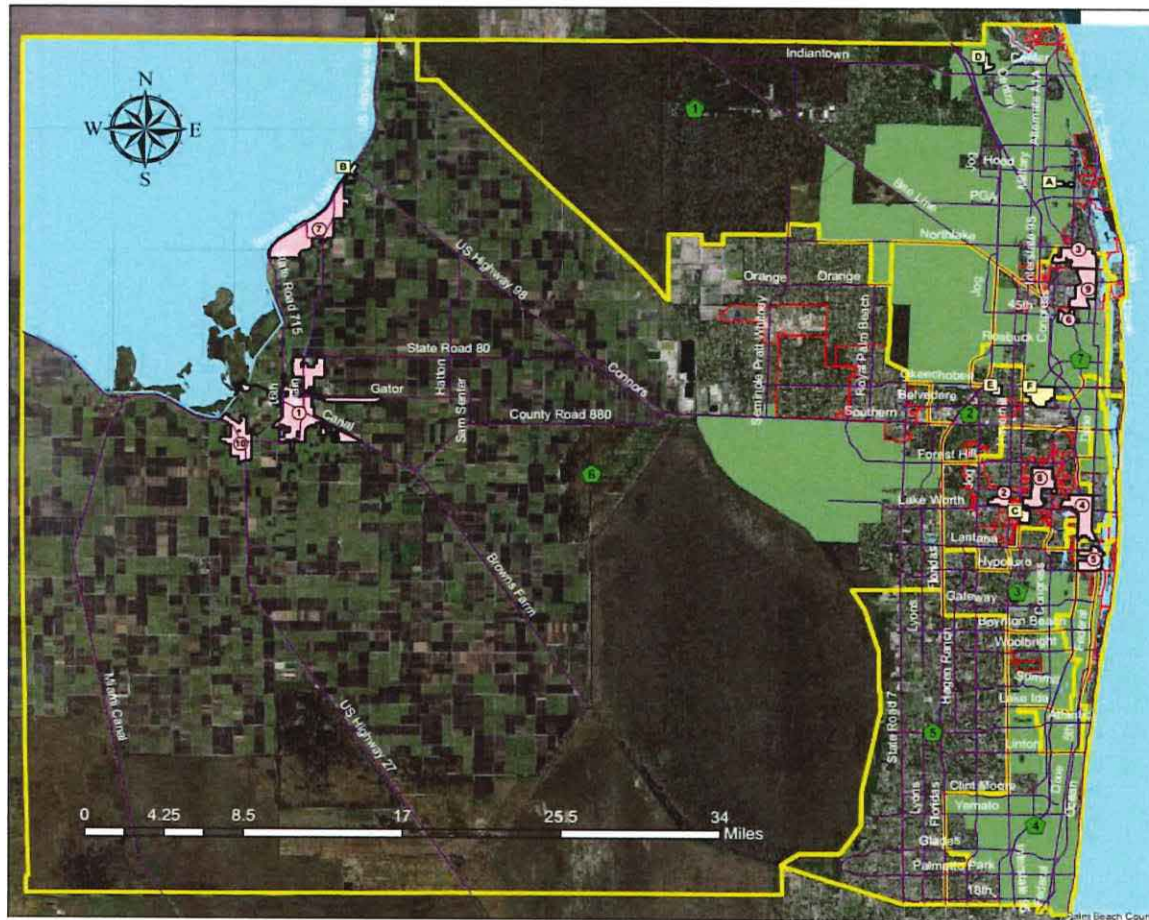
**\$2,187**

**2025 Fair Market  
Rent 2BR Unit**

Source: HUD



# CDBG Target Areas



## Municipal

1. Belle Glade
2. Greenacres
3. Lake Park
4. Lake Worth Beach
5. Lantana
6. Mangonia Park
7. Pahokee
8. Palm Springs
9. Riviera Beach
10. South Bay

## Unincorporated

- A. Cabana Colony (District 1)
- B. Canal Point (District 6)
- C. Lake Worth West (District 3)
- D. Limestone Creek (District 1)
- E. Plantation (District 2)
- F. Westgate/Belvedere (District 7)

# Stakeholder Input / Survey



## Results of online community needs survey\*:

- Most common housing problems are affordability (19%), repairs needed (12%), and overcrowding (9%)
- 10% have been homeless, and cited need for a better paying job and financial assistance
- To improve financial situation: higher paying job (32%), affordable housing (29%), and affordable health care (20%)
- 47% say more community services needed – mental health, elderly, youth mentoring/recreation, and hunger/feeding
- Most needed improvements: street repairs, traffic calming, street lights, parks and community centers

\*An online survey was promoted through PBC and HED social media accounts, and distributed to all municipalities, PBC Countywide Community Revitalization Team, the Housing Leadership Council, the Homeless and Housing Alliance, The Glades Initiative, Healthier Glades, and numerous grant partner organizations. The survey was available in English, Spanish, and Haitian Creole. A total of 162 survey responses were received between 11/7/24 – 1/6/25.





# Priority Needs

## Affordable Housing

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

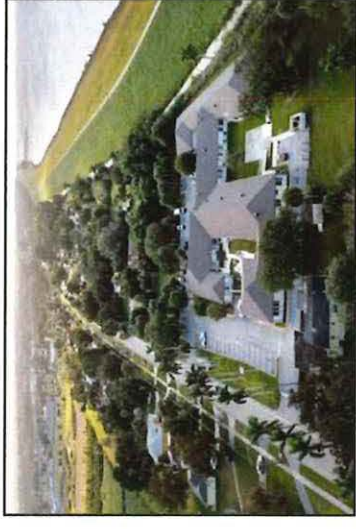


# Priority Needs



## Homelessness

- Emergency Shelter
- Transitional Housing
- Permanent Supportive Housing
- Rapid Re-Housing
- Homeless Prevention
- Supportive Services







# Priority Needs

## Social Services

- Mental Health
- Developmental Disabilities
- Victims of Domestic Violence
- Youth Aging Out of Foster Care
- Veterans



# Priority Needs



## Infrastructure & Facilities

- Paving and Drainage
- Water and Sewer
- Parks and Recreation
- Community Centers
- Geographic Target Areas
- Traffic Calming and Pedestrian

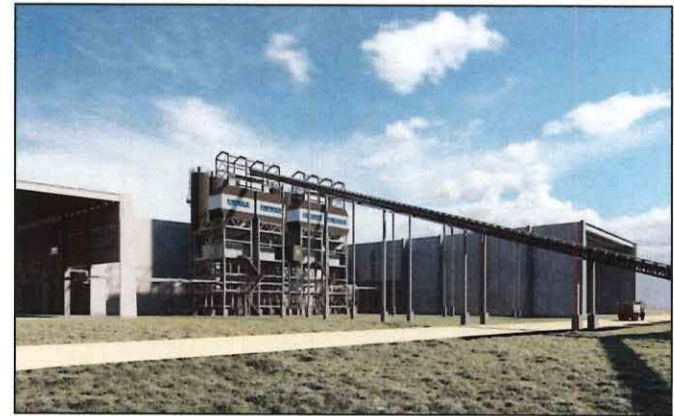


# Priority Needs



## Economic Development

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







# Action Plan Resources

**CDBG** – public facilities and infrastructure, housing, social services, and economic development

**HOME** – affordable housing acquisition, construction, or rehabilitation, and rental assistance

**ESG** – emergency shelter, transitional housing, and services for the homeless and those at-risk

**FY 2025 grants have not been announced, so current year amounts will be used for planning, and allocations adjusted later.**



# CDBG FY 2025



Activity	Allocation
Countywide Public Services	\$ 938,344
Economic Development	\$ 777,818
Local Entitlement Municipalities	\$ 1,145,660
Special Area of Hope	\$ 350,650
County Capital Projects	\$ 1,977,894
Program Administration	\$ 1,297,591
<b>Total CDBG</b>	<b>\$ 6,487,957</b>

# CDBG: Public Services



**HUD allows up to 15% of CDBG grant for Public Services** **\$ 938,344**

- **75% County Homeless Facilities** **\$ 729,894**
  - Philip D. Lewis Center
  - REACH Family Shelter
  - Melissa's Place
  - Central County Housing Resource Center
- **25% Private Not-for-Profit Agencies** **\$ 208,450**  
Services addressing priority needs

# CDBG: Economic Development



Activity	Amount
Black Business Investment Corporation	\$ 96,000
Center for Technology, Enterprise, & Development	\$ 250,000
Economic Development Services*	\$ 431,818
<b>Total Economic Development</b>	<b>\$ 777,818</b>

\*Includes HED staff providing technical assistance, underwriting, loan portfolio management, and consultant services.



# CDBG: Municipalities



Municipality	Allocation
Belle Glade	\$ 155,424
Greenacres	\$ 197,913
Lake Park	\$ 50,266
Lake Worth Beach	\$ 301,586*
Lantana	\$ 47,329
Mangonia Park	\$ 13,061
Palm Springs	\$ 139,194
Riviera Beach	\$ 203,515
South Bay	\$ 37,372
<b>Total Municipal</b>	<b>\$ 1,145,660</b>

Nine municipalities with CDBG target areas are allocated a local entitlement based on HUD formula of population, poverty, and housing overcrowding. Unincorporated area share for County department capital projects is \$1.98M.

*\*An additional special CDBG allocation of \$350K rotates annually among municipalities; will go to City of Lake Worth Beach in FY 2025 for a capital improvement project.*



# HOME FY 2025



- HED implements programs providing direct assistance to homeowners and homebuyers.
- HED lends funds to developers to expand affordable housing inventory.
- HED awards funding to Community Housing Development Organizations (CHDOs).
- Community Services Department implements program providing rental subsidy to low income tenants.
- Estimated FY 2025 HOME grant is \$2,201,524

# ESG FY 2025



- Community Services Department awards ESG funding to non-profit agencies serving the homeless and those at risk.
- ESG funding priorities are for emergency shelter and rapid re-housing.
- Current agencies include Adopt-A-Family, Salvation Army, YWCA, and AVDA.
- Estimated FY 2025 grant is \$568,768.

# Next Steps



- 1. Prepare draft Consolidated Plan and Action Plan**
- 2. Publish draft Plans for public comment**
- 3. Public meetings (east and west County)**
- 4. July 8th BCC meeting to approve Plans**
- 5. Submit Plans to HUD by August 14<sup>th</sup>**



# Questions / BCC Direction

