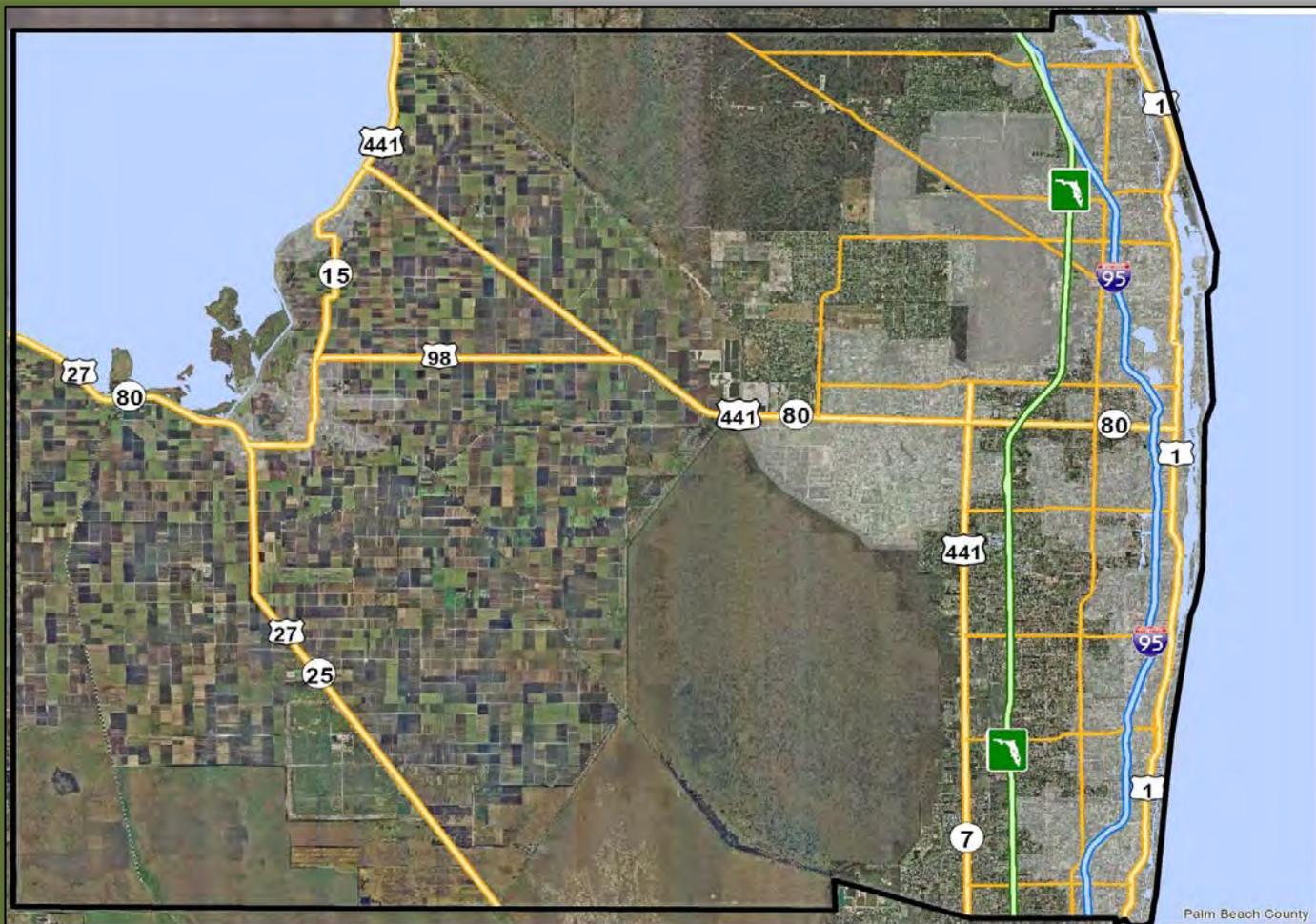




FY 2015-2020 CONSOLIDATED PLAN and FY 2015-2016 ACTION PLAN APPENDICES



PALM BEACH COUNTY
DEPARTMENT OF ECONOMIC SUSTAINABILITY
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406
JULY 2015

www.pbcgov.com/des

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APPENDIX I – SF-424 FORMS

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**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier B-15-UC-12-0004
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS	Organizational Unit: Department: DEPARTMENT OF ECONOMIC SUSTAINABILITY
Organizational DUNS: 078470481	Division:
Address: Street: 100 AUSTRALIAN AVENUE, SUITE 500	Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: MR. First Name: EDWARD
City: WEST PALM BEACH	Middle Name W.
County: PALM BEACH	Last Name LOWERY
State: FLORIDA Zip Code 33406-1485	Suffix:
Country: UNITED STATES OF AMERICA	Email: ELOWERY@PBCGOV.ORG

6. EMPLOYER IDENTIFICATION NUMBER (EIN):
59-6000785

Phone Number (give area code) 561-233-3602	Fax Number (give area code) 561-233-3651
---	---

8. TYPE OF APPLICATION:
 New Continuation Revision
If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)
Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)
B. - COUNTY GOVERNMENT
Other (specify)

9. NAME OF FEDERAL AGENCY:
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:
14-218

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
Palm Beach County's CDBG Program activities include public facilities, infrastructure, public services, fair housing activities, economic development activities, and program administration.

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):
PALM BEACH COUNTY (COUNTYWIDE)

13. PROPOSED PROJECT
Start Date: 10/01/2015 Ending Date: 09/30/2016

14. CONGRESSIONAL DISTRICTS OF:
a. Applicant 18,20,21,22 b. Project 18,20,21,22

15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 5,750,879 ⁰⁰	a. Yes. <input checked="" type="checkbox"/>	THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant	\$ ⁰⁰	b. No. <input type="checkbox"/>	PROGRAM IS NOT COVERED BY E. O. 12372
c. State	\$ ⁰⁰	<input type="checkbox"/>	OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local	\$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$ ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$ 25,000 ⁰⁰		
g. TOTAL	\$ 5,775,879 ⁰⁰		

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Ms.	First Name Shelley	Middle Name
Last Name Vana	Suffix	
b. Title Mayor	c. Telephone Number (give area code) 561-355-2203	
d. Signature of Authorized Representative	e. Date Signed JUL 21 2015	

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: *Shelley Vana* Clerk & Comptroller
James Butler COUNTY ATTORNEY

Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED	Applicant Identifier M-15-UC-12-0215
<input checked="" type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
			<input type="checkbox"/> Non-Construction

5. APPLICANT INFORMATION

Legal Name: PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS	Organizational Unit: Department: DEPARTMENT OF ECONOMIC SUSTAINABILITY
Organizational DUNS: 078470481	Division:
Address: Street: 100 AUSTRALIAN AVENUE, SUITE 500	Name and telephone number of person to be contacted on matters involving this application (give area code)
City: WEST PALM BEACH	Prefix: MR.
County: PALM BEACH	First Name: EDWARD
State: FLORIDA	Middle Name: W.
Zip Code: 33406-1485	Last Name: LOWERY
Country: UNITED STATES OF AMERICA	Suffix:
	Email: ELOWERY@PBCGOV.ORG

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

59-6000785

Phone Number (give area code): 561-233-3602
Fax Number (give area code): 561-233-3651

8. TYPE OF APPLICATION:

New Continuation Revision

If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)

Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)

B. - COUNTY GOVERNMENT

Other (specify)

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:

14-239

TITLE (Name of Program):
Home Investment Partnership Program

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:

Palm Beach County's HOME Program activities include tenant based rental assistance, community housing development organization (CHDO) activities, and program administration.

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):

PALM BEACH COUNTY (COUNTYWIDE)

13. PROPOSED PROJECT

Start Date: 10/01/2015
Ending Date: 09/30/2016

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant: 18,20,21,22
b. Project: 18,20,21,22

15. ESTIMATED FUNDING:

a. Federal	\$	1,530,417 ⁰⁰
b. Applicant	\$	⁰⁰
c. State	\$	⁰⁰
d. Local	\$	⁰⁰
e. Other	\$	⁰⁰
f. Program Income	\$	⁰⁰
g. TOTAL	\$	1,530,417 ⁰⁰

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE:

b. No. PROGRAM IS NOT COVERED BY E. O 12372

OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

Yes If "Yes" attach an explanation. No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Ms.	First Name Shelley	Middle Name
Last Name Vana	Suffix	
b. Title Mayor	c. Telephone Number (give area code) 561-355-2203	
d. Signature of Authorized Representative	e. Date Signed JUL 21 2015	

Previous Edition Usable
Authorized for Local Reproduction

By Tracy Paul Deputy Clerk

James Brubaker COUNTY ATTORNEY

RECEIVED AS TO FORM AND LEGAL SUFFICIENCY

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Prescribed by OMB Circular A-102

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED	Applicant Identifier S-15-UC-12-0016
<input type="checkbox"/> Construction	<input type="checkbox"/> Construction	3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS	Organizational Unit: Department: DEPARTMENT OF ECONOMIC SUSTAINABILITY
Organizational DUNS: 078470481	Division:
Address: Street: 100 AUSTRALIAN AVENUE, SUITE 500	Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: MR. First Name: EDWARD
City: WEST PALM BEACH	Middle Name W.
County: PALM BEACH	Last Name LOWERY
State: FLORIDA Zip Code 33406-1485	Suffix:
Country: UNITED STATES OF AMERICA	Email: ELOWERY@PBCGOV.ORG

6. EMPLOYER IDENTIFICATION NUMBER (EIN):
59-6000785

Phone Number (give area code) 561-233-3602	Fax Number (give area code) 561-233-3651
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8. TYPE OF APPLICATION:
 New Continuation Revision
If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)

7. TYPE OF APPLICANT: (See back of form for Application Types)
B. - COUNTY GOVERNMENT
Other (specify)

9. NAME OF FEDERAL AGENCY:
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:
14-231

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
Palm Beach County's ESG Program provides services to the homeless and those at risk of becoming homeless. Activities include operation and maintenance of emergency shelters/transitional housing, homeless prevention activities, and rapid re-housing.

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):
PALM BEACH COUNTY (COUNTYWIDE)

13. PROPOSED PROJECT

Start Date: 10/01/2015	Ending Date: 09/30/2016
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14. CONGRESSIONAL DISTRICTS OF:
a. Applicant 18,20,21,22 b. Project 18,20,21,22

15. ESTIMATED FUNDING:

a. Federal	\$	522,853 ⁰⁰
b. Applicant	\$	⁰⁰
c. State	\$	⁰⁰
d. Local	\$	⁰⁰
e. Other	\$	⁰⁰
f. Program Income	\$	⁰⁰
g. TOTAL	\$	522,853 ⁰⁰

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Yes. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
DATE:
b. No. PROGRAM IS NOT COVERED BY E. O. 12372
 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
 Yes If "Yes" attach an explanation. No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix Ms.	First Name Shelley	Middle Name
Last Name Vana	Suffix	
b. Title Mayor	c. Telephone Number (give area code) 561-355-2203	
d. Signature of Authorized Representative	e. Date Signed JUL 21 2015	

By James Bush COUNTY ATTORNEY

Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

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APPENDIX II – CERTIFICATIONS

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R2015-0943

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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

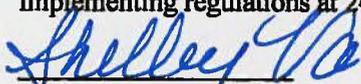
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

JUL 21 2015

Date

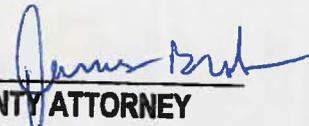
Shelley Vana, Mayor

Title

Sharon R. Bock, Clerk & Comptroller
Palm Beach County

By 
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


COUNTY ATTORNEY



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Specific CDBG Certifications

R 2015-0944

The Entitlement Community certifies that:

JUL 21 2015

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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) 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 certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) FY 2015-2016, FY 2016-2017, & FY 2017-2018, 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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 USC 2000d), the Fair Housing Act (42 USC 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;

R201510944

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

Shelley Vana
Signature/Authorized Official

JUL 21 2015
Date

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Shelley Vana, Mayor
Title

James Bock
COUNTY ATTORNEY

Sharon R. Bock, Clerk & Comptroller
Palm Beach County
By Sharon R. Bock
Deputy Clerk



**OPTIONAL CERTIFICATION
CDBG**

R2015-0945

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 a 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 a 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.

Shelley Vana JUL 21 2015
Signature/Authorized Official Date

Shelley Vana, Mayor
Title

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

James Brub
COUNTY ATTORNEY

Sharon R. Bock, Clerk & Comptroller
Palm Beach County

By Marcy Powell
Deputy Clerk



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Specific HOME Certifications

The HOME participating jurisdiction certifies that:

R2015 40946

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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.

Appropriate Financial Assistance -- 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;

Shelley Vana JUL 21 2015
Signature/Authorized Official Date

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Shelley Vana, Mayor
Title

James Brul
COUNTY ATTORNEY

Sharon R. Bock, Clerk & Comptroller
Palm Beach County

By Tracy Smiley
Deputy Clerk



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The Emergency Solutions Grants Program Recipient certifies that:

JUL 21 2015

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction 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 jurisdiction 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 jurisdiction 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 jurisdiction 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 jurisdiction 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 jurisdiction 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 such individuals.

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

Confidentiality – The jurisdiction 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 jurisdiction 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 jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction 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.

Shelley Vana
Signature/Authorized Official

JUL 21 2015
Date
R2015 .0947

Shelley Vana, Mayor
Title

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Sharon R. Bock, Clerk & Comptroller
Palm Beach County
By Maryanne
Deputy Clerk



James Bock
COUNTY ATTORNEY

HOPWA Certifications

The HOPWA grantee certifies that:

R2015-0948

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Shelley Vana JUL 21 2015
Signature/Authorized Official Date

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Shelley Vana, Mayor
Title

James Bock
COUNTY ATTORNEY

Sharon R. Bock, Clerk & Comptroller
Palm Beach County

By Sharon R. Bock
Deputy Clerk



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APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. 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.

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APPENDIX III: Citizens' Participation Plan

INTRODUCTION

Final Rule 24 CFR Part 91, et al. requires that the Consolidated Plan Strategy must be representative of an effective citizen participation process and that jurisdictions develop and follow a Citizen Participation which serves to provide for and encourage citizen participation in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and annual performance reports. Palm Beach County Department of Economic Sustainability (DES) Citizen Participation Plan is delineated below.

1. ENCOURAGEMENT OF CITIZEN PARTICIPATION

Palm Beach County's Citizen Participation Plan provides for citizens to participate in the development of the consolidated plan, any substantial amendments to the Consolidated Plan, and performance reports. Citizen participation is solicited via one or a combination of the following: public meetings, newspaper advertisements, website postings and direct notifications. Low- and moderate-income persons, particularly those living in predominantly low- and moderate income areas, slum and blighted areas and in areas where CDBG funds are proposed to be used, are particularly targeted. Palm Beach County also encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. During the development and implementation of the Consolidated Plan, the participation of municipalities forming the Urban County, local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations) is also encouraged.

In the case of public meetings where a significant number of non-English speaking residents can be expected to participate, upon request with at least three days notice, the County will make available bilingual translators. Palm Beach County complies with Americans with Disabilities Act (ADA) requirements as it relates to public meetings and related activities. All printed documentation incorporates a statement which serves to inform interested participants that it (the document) can be made available in an alternate format. Additionally, each public notice includes language which informs the reader of the availability of special arrangements for persons with disabilities; these arrangements will be made available with a three (3) day notice in advance.

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 revitalization areas in which the developments are located. The County makes efforts to provide information to the public housing agency about consolidated plan activities so that the public housing agency can make this information available to its residents.

As required by the Citizen Participation regulations, Palm Beach County has prepared a Plan to minimize displacement of persons and to assist any persons displaced through the implementation of any activity funded under the Consolidated Plan. The County's Residential Anti-displacement and Relocation Assistance Plan is included in the Five Year Consolidated Plan as a separate document. This Plan specifies the types and levels of assistance the County will make available (or require others to make available) to persons displaced, and states when and how the jurisdiction will make this information available.

2. CITIZEN COMMENTS ON THE CITIZEN PARTICIPATION PLAN AND AMENDMENTS

The Citizen Participation plan is disseminated to the public through its posting on the DES website, posting of its availability in a newspaper of general circulation and its inclusion in the Five Year Consolidated Plan. Citizens are provided with reasonable opportunity to comment on the Plan and on any amendments thereto. The County's Citizen Participation Plan is prepared every five years simultaneously with the Five Year Consolidated Plan. The Citizen Participation Plan becomes an Appendix of the Five Year Consolidated Plan; and as such, the Citizen Participation Plan is subject to the same public exposure and scrutiny as the Five Year Consolidated Plan.

3. DEVELOPMENT OF THE CONSOLIDATED PLAN

The following requirements are adopted under this Citizen Participation Plan to guide the development of the Five Year Consolidated Plan and the annual Action Plan:

- a) Various agencies, municipalities, and stakeholders will be contacted to provide information needed to undertake need assessment and to formulate goals and objectives to be addressed in the Five Year Consolidated Plan.
- b) At least one public meeting will be held to advise citizens of the planning process and to solicit input. Notice of this public meeting will be posted in a newspaper of general circulation, on DES's website at least 7 days before the meeting date, and e-mailed to known interested parties.
- c) Before Palm Beach County adopts the Five Year Consolidated Plan and the Action Plan, the draft plans will be made available to the general public and various interested parties for review and comments. The draft plans include, among other things, the amount of funding the County expects to have available to meet the community needs identified, the range of activities that it will be undertaken (including their location), the estimated number of persons to benefit from the activity and the percentage of these who are low- and moderate-income.
- d) Palm Beach County's Citizen Participation Plan requires that the County make available the draft consolidated plan in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments. The County will publish a notice of the Plan's availability in a newspaper of general circulation, and on the DES website. Citizens will be given 30 days to provide comments. Comments not provided at a public meeting must be in writing.
- e) Palm Beach County will consider any comments or views of citizens received in writing, or orally at the public meetings, in preparing the final Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan.
- f) Palm Beach County will hold a Public Meeting (Board of County Commissioners) to formally adopt the Plan. Notice of this meeting is posted at least 15 days before its hosting, in a newspaper of general circulation and on the DES website. Public comments emanating from this meeting are summarized and included in the Plan.

4. AMENDMENTS

Palm Beach County distinguishes between two (2) types of amendments to the Consolidated Plan and Action Plan, namely, substantial amendments and regular amendments. A substantial amendment is

required when a new activity is being added, an existing activity is being deleted and when changing the use of CDBG funds from one eligible activity to another. All other changes are considered to be regular amendments (see list below for examples).

- Funds for the activity are increased.
- Funds for the activity are decreased
- The purpose of the activity is changed
- The scope of the activity is changed
- The location of the activity is changed
- The beneficiaries of the activity are changed
- The method of distribution of funds is changed
- Identification of subrecipients for an activity previously included in the Plan.

Requirements for Amendments

- All substantial amendments must be advertised in a local newspaper of general circulation and on DES's website with a 30-day comment period.
- All regular amendments must be advertised in a local newspaper of general circulation and on DES's website with a 7-day comment period.
- Upon expiration of the comment period, an Amendment Approval Form is circulated for execution within DES.
- Upon signature by the Department Director, copies of the fully executed Amendment Approval Form must be distributed to all signatories.
- All amendments must be recorded on the running list of amendments

Amendment Approval Form

 (Insert Number) **AMENDMENT TO FY** (Insert Program Year)

- (1) Describe the Amendment, including Activity name, Activity Location/Description, and Estimated Amount (attach additional page, if needed).
- (2) Specify the Activity Classification per HUD Regulations.
- (3) Specify the National Objective (if applicable) per HUD Regulations.
- (4) Specify the Implementing Agency.
- (5) Specify the Source that Funding is Coming From (include reporting category(s)).
- (6) Specify the Destination where Funding is Going To (include reporting category(s)).
- (7) Specify the Amendment Effective Date.

Requested by (DES Section): _____

Prepared by: _____ Date: _____
(Staff Person)

Reviewed by: _____ Date: _____
(Supervisor)

Reviewed by: _____ Date: _____
(Director, Strategic Planning)

Reviewed by: _____ Date: _____
(Regulatory Specialist)

Reviewed by: _____ Date: _____
(Manager, MHI)- If Applicable

Approved by: _____ Date: _____
(Fiscal Manager, FALS Section)

Approved by: _____ Date: _____
(Manager, CIREIS)- If Applicable

Approved by: _____ Date: _____
(Director, Contract Development/Quality Control)

Approved by: _____ Date: _____
(Deputy Director, DES)

Approved by: _____ Date: _____
(Director, DES)

Composition of the Public Notice and Handling of Comments

Palm Beach County Citizen Participation Plan provides citizens with reasonable notice and an opportunity to comment on substantial and minor amendments. Ads describing the Substantial Amendments and/or Minor Amendments will be published in a newspaper of general circulation and posted on DES's website. The ad will describe the proposed amendment including activity description, location, beneficiaries, cost, and nature of the amendment. If a public meeting is to be held with regards to the amendment, the ad will include information on the meeting time and place. Substantial amendments provide for a 30 day comment period and minor amendments provide for at least 7 day comment period before the amendment is implemented.

Palm Beach County will consider any comments or views of citizens received in writing, or orally at public meetings. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the amendment.

5. ENVIRONMENTAL ASSESSMENTS

Palm Beach County Citizen Participation Plan provides citizens with reasonable notice and an opportunity to comment on Environmental Assessments, when required by 24 CFR 58.36. A Finding of No Significant Impact (FONSI) will be published in a newspaper of general circulation and posted on DES's website. Concurrently, a Notice of Intent to Request the Release of Funds (RROF) from HUD will be published with the FONSI. Citizens will be provided with 15 days to submit written comments prior to submission of the RROF to HUD.

6. PERFORMANCE REPORTS

Palm Beach County Citizen Participation Plan provides citizens with reasonable notice and an opportunity to comment on performance reports. Prior to submitting the Consolidated Annual Performance and Evaluation Report (CAPER), Palm Beach County will post a public notice in a newspaper of general circulation and on DES's website advertising the availability of the draft CAPER for review. Citizens will be provided with 15 days to submit written comments. The Draft CAPER will be posted on the website and also made available at the DES office.

Palm Beach County considers any written comments received. A summary of these comments is attached to the performance report.

7. PUBLIC MEETINGS

Palm Beach County Citizen Participation Plan will provide for at least 3 public meetings per year to obtain citizens' views and to respond to questions regarding the Consolidated Plan. The meetings must be conducted at 3 different stages of the program years and will address housing and community development need, development of proposed activities, and review of program performance.

Palm Beach County will hold at least 1 public meeting at the commencement of the preparation of the Five Year Consolidated Plan and the Action Plan and will hold one or more public meetings to discuss the draft Plans. Finally, presentation of the final Plans to the Board of County Commissioners for adoption will be done at a public meeting. The purpose of the meetings is to describe the consolidated planning process, explain the HUD-funded programs including but not limited to the range of eligible activities and levels of funding available, obtain citizen views on housing and community developments needs including non-housing priority community development needs, and provide information on past performance. Notice of all meetings will, at a minimum, be posted in the newspaper of general circulation and on DES's website with at least 7 days notice. The notice will include all the proposed

meeting dates, times and locations and will advise of special accommodations for non-English speakers or persons with disabilities.

Concurrent with the publishing of the notice of the public meetings, Palm Beach County will, using the same media, publish a summary of the proposed Consolidated Plan

8. AVAILABILITY TO THE PUBLIC

The Draft Consolidated Plan, the Final Consolidated Plan, the Citizen Participation, the Assessment of Fair Housing, the CAPER and other Performance Reports will be made available to the public via public notices and via DES's website. All printed documents incorporate a statement which serves to inform interested participants that it can be made available in alternate format. Additionally, each public notice includes language which informs the reader of the availability of special arrangements for persons with disabilities. These provisions will be made available with a three (3) working day notice in advance, on the part of the participant in need.

9. ACCESS TO RECORDS

All information and data related to Palm Beach County's Consolidated Plan and uses of funds under the programs covered by the Consolidated Plan during the preceding five years will be on file and available for inspection by citizen, public agencies, and other interested parties during normal business hours at the following location:

Palm Beach County
Department of Economic Sustainability (DES)
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406

This information will continue to be accessible to the same, for not less than five years following final adoption of the Consolidated Plan. Minutes from meetings are also available for review at DES. Persons interested in viewing consolidated planning process documentation will be required to submit their request in writing to:

Palm Beach County
Public Affairs Department
301 North Olive Avenue
West Palm Beach, FL 33401

10. TECHNICAL ASSISTANCE

The Palm Beach County Citizen Participation Plan provides for technical assistance to groups that request such assistance in developing proposals for funding under any of the programs covered by the Consolidated Plan. The level and type of assistance is determined by the County. The provision of assistance does not guarantee the provision of funds to the groups. DES staff will be available, upon request, to meet with elected officials, the general public and organizations representing all areas of concern. Information will be provided as it relates to project proposals, program delivery, and project/activity eligibility.

Palm Beach County makes the following types of technical assistance available to citizens, groups, organizations, and municipalities:

- Assistance to citizens, established citizen committees and organizations in order to provide them with adequate tools for participation in the development, planning, implementing and assessment of programs/activities.
- Assistance to groups representative of persons of low-and moderate-income that request assistance in developing proposals for funding assistance. Assistance will include the interpretation of applicable regulations, and instruction in the preparation of proposals/applications.
- Assistance to citizens in organizing and operating neighborhood and project area organizations (i.e. CHDOs) in an effort to engage in Community Development program related activities.

Technical Assistance is available throughout the program year. All scheduled public meetings allow for question and answer sessions related to community development related concerns.

11. COMMENTS AND COMPLAINTS

All comments received in writing or orally at public meetings in preparation of the Consolidated Plan, the CAPER, amendments to the Plan, and performance reports, will be summarized and attached to each document, respectively, and will include a summary of any comments not accepted and the reasons therefore.

The Palm Beach County Citizen Participation Plan describes the County's procedures to handle complaints from citizens related to the consolidated plan, amendments, and performance reports. The Citizen Participation Plan provides for a timely and substantive written response to all written complaints within fifteen (15) working days, where practicable.

Those persons who desire to lodge a complaint regarding the consolidated plan, amendments, and performance reports, may do so in writing, and submit it to:

Department Director
 Department of Economic Sustainability (DES)
 100 Australian Avenue, Suite 500
 West Palm Beach, FL 33406
 Phone: (561) 233-3600

If the response received is found to be unsatisfactory, the complainant(s) may elect to extend their complaints to the Assistant County Administrator. If again, the complainant(s) are not satisfied with the decision made by the Assistant County Administrator, matters may be brought to the attention of the County Administrator and the Board of County Commissioners of Palm Beach County.

Those not satisfied with the results afforded at the local level, may elect to further extend their complaints to the Federal level:

U.S. Department of Housing and Urban Development
 Florida State Office, Southeast/Caribbean
 Brickell Plaza Federal Building
 909 S.E. First Avenue, Room 500
 Miami, FL 33131

12. USE OF CITIZEN PARTICIPATION PLAN

Palm Beach County will follow its citizen participation plan when formulating and implementing its Five Year Consolidated Plan and Action Plan, Amendments to its Consolidated Plans, Environmental Assessments, Performance Reports, and Assessment of Fair Housing, among others.

13. JURISDICTION RESPONSIBILITY

The requirements for citizen participation do not restrict the responsibility or authority of Palm Beach County for the development and execution of its Consolidated Plan.

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APPENDIX IV – CITIZEN PARTICIPATION COMMENTS

Eastern and Western County Regional Meetings

a) Eastern County Meeting

Date: Tuesday, December 9, 2014
Time: 10:00AM
Location: 100 Australian Avenue, West Palm Beach, FL 33406

b) Western County Meeting

Date: Thursday, December 11, 2014
Time: 10:00AM
Location: Belle Glade Civic Center, 725 NW 4th Street, Belle Glade, FL 33430

Carlos Serrano, Director of Strategic Operations for the Department of Economic Sustainability, addressed the audience and stated that the meeting is being held to present information and receive public input on the Consolidated Plan Process, which will establish goals and objectives for the County over a five year period beginning in October 2015; and to present information and receive public input on the FY 2013-2014 Consolidated Annual Performance and Evaluation Report (CAPER).

Public Questions and Responses (Eastern Meeting – West Palm Beach)

Question: Jonathan Brown, Word of Faith CDC

Mr. Brown asked if the County will be adding a Neighborhood Revitalization Strategy Area under the CDBG Program?

Answer: We don't anticipate adding a Neighborhood Revitalization Strategy under the Consolidated Plan, however what we do have is a geographic strategy that identifies target areas under the CDBG Program, which is underway by contacting our partner municipalities and by working with other county departments to identify geographic areas.

Question: Jonathan Brown

Mr. Brown asked if the process will be opened to Community Based Development organizations or county certified CBDOS?

Answer: In regard to opening up the process, we welcome your input on what geographic areas exhibit the needs for the types of services and activities that your agency provides.

Question: Oliver Pfeiffer, Landmark Development

Mr. Pfeiffer asked to clarify the market data and information that applies to the Palm Beach County jurisdiction and the participating municipalities?

Answer: Some of the data that you see applies just to program jurisdiction, which is unincorporated County and those municipalities with inter-local agreements. Some data is only available at a County-wide level, which includes those municipalities that receive their own Federal funds. In the document, we will identify whether the data is program jurisdiction or County-wide level.

Question: Michael McManaman, West Palm Beach Housing Authority

Mr. McManaman asked that in the program jurisdiction, some of the entitlement cities are in a HOME jurisdiction. Would they be excluded from the Consolidated Plan? For example, Boynton Beach gets CDBG, but not HOME funding.

Answer: Our HOME funds are for within the program jurisdiction. There are limited circumstances where we can use the HOME entitlement funds outside the jurisdiction, but there are restrictions and conditions to allow that.

Question: Jeff Koons, advocate

Mr. Koons stated that the County is working on a plan with the United Way to take a look at access to food in Palm Beach County. He said that no one yet has done a strategic food study and most of the targeted neighborhoods have trouble accessing food. He said that there is a need for strategies to address this issue. He asked if this can be mentioned in the strategic study; that most of your neighborhoods do not have access to food and the need for strategies to address this issue.

Answer: Access to food would be very appropriate to include in the market analysis. If you forward the information you have, that would be great.

Question: Speaker Not Identified

Speaker asked that in regard to the targeted areas, when are you going to announce the areas? Would there be another comment period for those?

Answer: Those would come out with the draft Plan, which will be sometime in Spring 2015, and there will be opportunity for public comment at that time.

Question: Speaker Not Identified

Speaker asked if there will be changes to existing target areas in Palm Beach County?

Answer: There will be changes; some will remain, others will drop out. Some areas have had significant improvements to infrastructure, enhanced community capacity, and improvements in housing conditions. There will be new areas and it is expected that there will be some overlap between current areas and areas in the new document.

At this point in the presentation, Mr. Serrano presented accomplishments by the County as covered under the FY 2013-2014 CAPER. Mr. Serrano then opened up the floor to give attendees an opportunity to provide comments and input on the plan. Attendees were asked about their community needs and what do they ultimately want to see in the document.

Question: Paula Ryan, Homeless Coalition

Ms. Ryan stated that one of the things that the Homeless Coalition asks is that a lot of the numbers, for example the Plan, says that 94% of the targeted population has received some form of assistance, which would lead her to believe that there is a small need of homeless that still assistance and that the numbers that were originally generated didn't fully capture the problem. The request from the Homeless Coalition is that the study be a broad based study that would incorporate very low income populations to get a better sense as to how many people need services.

Answer: The point is well taken and to clarify, when you see a target, that target does not reflect every person who is in need of these types of services; it is a target based on the need and resources that are available to the county. In the needs assessment portion of the Plan, you will see that there will be an estimated need, and then within the strategic plan, you will see here are the resources we have, so with these resources, how much can we accomplish, and that is the target. The target is not necessarily the entirety of the need, but your point is well taken. We do work closely with the County's Department of Community Services, which is the lead agency for homeless issues, throughout the year, and we are working with them to get their input and numbers for this plan.

Question: Paula Ryan

Ms. Ryan asked is the number for the targeted population; is that part of anybody's study analysis, because your resources may not be enough to fully address the problem, but it may help to access our funding resources through private fund raising or other grants. Is that information available?

Answer: Those numbers will be in the needs assessment section of the Plan. We will use all data sources that are available to us and that will be included in the needs assessment section of the Consolidated Plan.

Question: Jeff Koons

Mr. Koons stated that he chaired the Ten Year Plan to End Homelessness and they appreciate the resources that have gone into that particular system. Problem is that we are targeting the "nice" homeless people who turn up at the Lewis Center, and then we've got these underserved populations, and he thinks they are going to be specific to make recommendations on types of homeless people, for example mental health beds, drug beds, etc. There are people who may not show up at the Lewis Center, but the push is going to be on drilling down to those specific populations and how we can take a look at this.

Answer: Mr. Koons was thanked for his comment.

Question: Speaker Not Identified

Speaker asked if the Consolidated Plan allowed for HOME funds for affordable housing if there is a participating jurisdiction that has a match, does the consolidated Plan allow for the County to contribute to that, or are you just keeping it within the County's jurisdiction?

Answer: In those instances where we will fund a project outside our program jurisdiction, one of the conditions imposed by HUD is that the local municipality provide a financial contribution to the project. What you see within the Consolidated Plan are the general goals and strategies, such as use HOME funds to assist with new construction of affordable rental housing, or homebuyer assistance. It will not say to fund new housing construction projects in the City of West Palm Beach. When specific projects are identified, it will be over the course of the following five year period where we receive HOME funds and we have a competitive selection process for developers.

Question: Speaker Not Identified

Speaker asked if there will be an opportunity to provide public input into those public request for proposals or are you looking at this stage for input into the principals that will go into the consolidated plan that will influence your request for proposals.

Answer: We are looking for the type of input now that will ultimately influence request for proposals. For example if the research and input says stop focusing on new construction and focus on expanding the stock of ownership housing, that would ultimately influence what type of RFP we do.

Question: Jonathan Brown

Mr. Brown asked if there a certain percentage of match that you are looking for from municipalities?

Answer: We interpret the requirement that an entitlement municipality would have to produce at least 50% of the requested HOME amount. If you are asking for \$1M in HOME dollars, the local municipality would have to put up \$500,000.

Question: Cynthia LaCourse-Blum, Executive Director, Community Land Trust of Palm Beach County

Ms. LaCourse-Blum asked if a strategy would be incorporated in a target area so that non-profits could access CDBG money to make public improvements?

Answer: Yes, that would be a strategy utilizing some of these resources to make public improvements for affordable housing.

Question: Lisa Maxwell, West Palm Beach Housing Authority

Ms. Maxwell stated that they are going to be building 300-400 units of affordable housing over the next 24 months. In regard to CDBG, are you still able to pay for infrastructure improvements to public areas, such as parks, roadway improvements

Answer: For example, if a jurisdiction says that you have to improve a park next door to your development, because of the increase in density, CDBG dollars can be used for infrastructure and public facility improvements.

Question: Lisa Maxwell

Ms. Maxwell asked if that part of the requirement that someone would be saying to do it, as we are looking to make improvements to improve the overall area?

Answer: Yes, that could be funded. We can fund public improvements that are not required as part of an approval process.

Question: Lisa Maxwell

Ms. Maxwell asked how does someone access those funds, as it would not be part of a RFP, but would be site-specific?

Answer: If you are going to make improvements to public property, you are going to be partnering with the owner of the property. For example, if you are making an improvement to park in unincorporated Palm Beach County, we would be partnering with County Parks and Recreation. If the improvement is the extension of a water line in Palm Springs, as it is within their service area, we would be partnering with them to implement that project. You can contact us at any time when you've got something going on.

Question: Mallory Daniel, PBC Parks and Recreation

Mr. Daniel stated that in past consolidated plans, you've made parks a priority; for targeted areas, is it safe to assume that it will a goal moving forward that you will be focusing on that sort of thing and can we submit comments supporting that sort of thing.

Answer: I would encourage you to submit comments. There is a whole lot of community needs out there. Remember, there are limited resources and needs that exceed the amount of resources.

General comment: Jeff Koons

Mr. Koons stated that in a review of the document and where money has been spent and accomplishments over the past four years, under economic development it shows jobs have been created and on the homeless side, there are so many issues (not just housing and full employment); most providers don't know other things are going on with your funding and the programs and sources, and we doesn't know how to improve that. If we are making an investment in economic development and jobs are begin created, that would be good information for people to know who are scrounging around looking for employment.

Answer: Our department does put out a quarterly newsletter which includes generally every economic development project that we fund. That could be something that distribute on a wider basis than it currently is as a way of sharing information.

Suggestion: Jeff Koons

Putting a provision that they would help provide employment for some of these people as a condition of investment.

Answer: We will note the suggestion.

Question: Tequesha Myles, Legal Aid Society of Palm Beach County

Will you be contacting the fair housing providers and the Office of Equal Opportunity for statistics for inclusion in the plan?

Answer: Yes, I believe there has been some outreach already. There is a section of the consolidated plan that deals with fair housing directly, and Legal Aid Society is one of our major partners.

The attendees were presented with a copy of the slide presentation from which the presenter spoke. Additionally, attendees were advised that comments could be sent either to our office at 100 Australian Avenue, Suite 500, West Palm Beach, FL or through our email address at descomments@pbcgov.org which will be available until July 2015.

Western Meeting (Belle Glade)

The meeting was attended by two representatives from the City of Pahokee (Diane Walker, vice Mayor and Rashonda Warren, CD Coordinator) and one person from a local non-profit agency (Mr. Wesley Harewood of Second Start). Due to the small number of attendees, it was decided to have a roundtable discussion of the Consolidated Plan process and to discuss issues directly related to the City of Pahokee and the Glades Region. Attendees asked questions in regard to obtaining funds for the non-profit agency and needs of the local community. The attendees were presented with a copy of the slide presentation that was created for the meeting and were advised to send comments and questions either to our office at 100 Australian Avenue, Suite 500, West Palm Beach, FL or through our email address at descomments@pbcgov.org which will be available until June 2015.

Palm Beach County Homeless Advisory Board – February 18, 2015

DES staff gave a presentation on the consolidated planning process to the Palm Beach County Homeless Advisory Board. The meeting was attended by county and municipal leaders, and business and community leaders. No comments were received at the meeting

Palm Beach County Homeless and Housing Alliance – February 26, 2015

DES staff gave a presentation on the consolidated planning process to the Palm Beach County Homeless and Housing Alliance. The meeting was attended by representatives of local service providers. No comments were received at the meeting

Eastern and Western County Regional Meetings

a) Eastern County Meeting

Date: Wednesday, April 8, 2015
Time: 10:00AM
Location: 100 Australian Avenue, West Palm Beach, FL 33406

b) Western County Meeting

Date: Thursday, April 9, 2015
Time: 10:00AM
Location: Belle Glade Civic Center, 725 NW 4th Street, Belle Glade, FL 33430

Carlos Serrano, Director of Strategic Planning and Operations for the Department of Economic Sustainability, stated that the purpose of the meeting was intended to meet two objectives: First, it will provide an overview of the draft Consolidated Plan and second, it will outline the proposed funding strategies for the FY 2015-2016 Action Plan which incorporates the CDBG, ESG and HOME Programs.

He stated that a draft consolidated plan document was posted on the Department's website (pbcgov.com/des) and was available for review prior to this meeting. He also stated that the notice of the availability of this document had been advertised to the public.

Mr. Serrano used a slide presentation to convey information to the public about the Consolidated Plan and the Action Plan. The slides showed a summary of the needs assessment and market analysis undertaken by DES staff for the Consolidated Plan and the recommended funding strategies for the three programs covered in the Action Plan. Mr. Serrano stated that the Action Plan is the County's application to HUD for funding under the CDBG, ESG and HOME programs. He explained that the Action Plan lays out Palm Beach County's proposed use of these grant dollars and that the funding strategies for the Action Plan will be presented to the Board of County Commissioners (BCC) for discussion and approval on April 28, 2015. This meeting will be publicly noticed and all are invited to attend. Finally, Mr. Serrano informed the attendees that both the Consolidated Plan and the Action Plan will be presented to the Board of County commissioners at a public hearing on July 21st and is due to HUD by August 15th.

Mr. Serrano stated that DES is accepting public comments either by writing or using our email address at descomments@pbcgov.org.

Public Questions and Answers – Eastern Meeting

Question: Kathy Serock, Children's Home Society

Ms. Serock asked if all public comments received be available to the general public?

Answer: Mr. Serrano responded that a summary of all comments will appear in the document, but the email address is not a blog where everyone can see other comments. He explained that descomments@pbcgov.org is an email address and that typically, an organization will write a letter on their letterhead, scan it as a pdf and then send it to DES electronically. Mr. Serrano stated that in the Consolidated Plan, we do put a summary of all of the comments received.

Question: Pam O'Brien, AVDA

Ms. O'Brien asked the date of the BCC workshop?

Answer: April 28, 2015, 9:30am time certain

Question: Greg Rydman, Salvation Army

Mr. Rydman asked if program administration under the CDBG program is a fixed percentage of the grant amount?

Answer: Mr. Serrano responded that HUD caps program administration for CDBG at 20% and the County budgets all of the 20% for its use.

Follow-up Question: Mr. Rydman

Mr. Rydman questioned if the 20% allocated for program administration was steep, relative to other grants?

Answer: Mr. Serrano responded that it was necessary to budget the entire 20% allowed under the CDBG grant as there's a lot of overhead that goes into operating these programs. Mr. Serrano followed up that this amount of grant funding does not fully accommodate the administrative costs of the programs.

Question: Joan Keiffer – Adopt a Family

Ms. Keiffer asked for an explanation of the decision to locate the proposed Homeless Resource Center in Delray Beach?

Answer: Mr. Serrano replied that the Department of Community Services has led the effort on this project and that the project will be implemented by the Facilities Department because they do all physical work on County facilities. As far as planning or location, Community Services could best answer those questions, however he did know that it is an existing County facility and speculated that as there was a limited amount of available funding, that consideration would be given to using a current County owned facility and not go out to purchase a new facility.

Question: Pam O'Brien, AVDA

Ms. O'Brien asked where in Delray [Beach] is the facility located?

Answer: Mr. Serrano replied that it was off Congress Avenue, south of Atlantic Avenue in the County complex. It's a current County owned facility, housing County offices and they would be converting a portion of an existing building into a homeless resource center.

Question: Terry Murray, Neighborhood Renaissance

Ms. Murray asked if there are any other resources, maybe not from the current Action Plan, for rental housing development? Creating and preserving existing units? She said that this seems to be a growing need.

Answer: Mr. Serrano agreed that there is a lot of competing needs for grant funds and that the need for additional rental housing remains. As far as other resources outside of this next year's Action Plan, Mr. Serrano said that there are SHIP funds which the County receives on an annual basis from the Florida Housing Finance Corporation, and that the County's LHAP sets forth various strategies on the use of those funds, among which is the creation of affordable rental housing development activities. He said that from year to year, the SHIP funds received are applied to different strategies as outlined in the LHAP, so he referred attendees to the current year's LHAP or the LHAP that is being prepared for the upcoming fiscal year to see if there is rental development funds budgeted to that specific activity for that specific year.

Question: Nicole Dritz, Town of Lantana

Ms. Dritz asked if in addition to the slide presentation shown at this meeting, is there a resource that she can go to obtain a more comprehensive list of eligible activities?

Answer: Mr. Serrano responded that the CDBG regulations would provide a list of eligible activities, but he suggested that she contact us directly so that we can talk through some of her ideas for the use of funds for the Town, but that the CDBG regulations at 24 CFR Part 570 are the definite set of regulations. Mr. Serrano suggested that she contact staff to discuss further.

Mr. Serrano stated that the next steps in the process are the BCC workshop on April 28, 2015, some more public meetings in June similar to this one; the BCC public hearing on July 21st. Both the Consolidated Plan and the Action Plan are required to be submitted to HUD by August 16th. Mr. Serrano reminded the attendees that public comments are always accepted at desccomments@pbcgov.org.

Public Questions and Answers – Western Meeting

No comments were received at the meeting.

Non Conflict Grant Review Committee Meeting (ESG):

Date: April 13, 2015
Time: 1:00pm
Location: 810 Datura Street, West Palm Beach, Fl. 33401

The Non Conflict Grant Review Committee consists of five (5) individuals whose sole purpose is to review the applications for ESG funding which were submitted in response to a RFP published on March 4, 2015 on the Department of Community Services' website and on social media. All members are non-conflict in that neither they nor the organizations which they represent have applied for ESG funding. On April 13, 2015, the Committee met in a public meeting to review and rank the six (6) applications received and to make funding recommendations. Prior to initiating discussions amongst the committee members to arrive at funding recommendations, Claudia Tuck, Human Services Director, solicited comments from the agencies that attended the meeting.

Public Input Received:

Pam O'Brien of Aid to Victims of Domestic Violence (AVDA) introduced herself and her organization.

Actions:

The Committee deliberated amongst themselves, discussing each application individually and subsequently arrived at the following funding recommendations: Aid to Victims of Domestic Abuse - \$45,500; Adopt A Family-\$173,488; Center for Family Services \$100,000; The Salvation Army - \$100,000; and Vita Nova-\$0.

The Young Women's Christian Association appealed the Committee's decision to recommend \$0. As a response to the appeal, Community Service Director Channell Wilkins and Grant Review Committee Chair Donna Quinlan recommended funding of \$31,731, which was approved by the committee.

Palm Beach County Board County Commissioners Workshop

Date: Tuesday, April 28, 2015
Time: 10:30AM
Location: PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

Presenters: Shannon LaRocque, Assistant County Administrator
Edward W. Lowery, DES Director
Sherry Howard, DES Deputy Director
Carlos Serrano, DES Director of Strategic Planning and Operations

The purpose of this public workshop meeting before the Board of County Commissioners (BCC) was to present the Consolidated Plan, which is Palm Beach County's guiding document for the use of funds received from the U.S. Department of Housing and Urban Development. The Plan identifies needs in the

areas of housing, economic, and community development, and sets forth broad strategies for the use of Community Development Block Grant (CDBG), HOME Investments Partnership (HOME) Program, and Emergency Solution Grant (ESG) funds for a period of five fiscal years. The County's Consolidated Plan is developed to be proactive and flexible in order to respond to a wide array of changing community needs. The strategies set forth in the Consolidated Plan are used as the guiding document in the development of the Action Plan strategies and recommendations.

Staff showed a slide presentation to convey information to the BCC and the public about the Consolidated Plan and the Action Plan. The slides showed a summary of the needs assessment and market analysis undertaken by DES staff for the Consolidated Plan and the recommended funding strategies for the three programs covered in the Action Plan. Mr. Lowery stated that the Action Plan is the County's application to HUD for funding under the CDBG, ESG and HOME programs and that the Action Plan lays out Palm Beach County's proposed use of these grant dollars. Ms. LaRocque said that any direction received today from the BCC will be incorporated into the final Action Plan and presented at a final Public Hearing on July 21, 2015.

Board Discussion

Mayor Shelley Vana expressed her concerns in regard to the chronic homeless population in Palm Beach County and the need to provide services to this population. Mayor Vana asked staff about putting a Homeless Resource Center in John Prince Park and questioned the number of homeless persons reported in the 2015 Point In Time count, conducted on January 29, 2015. Claudia Tuck, Director of Human Services at the Department of Community Services explained count methodology. Other commissioners stated that what was needed to help this population was a multifaceted plan to address those needs in a comprehensive fashion. Commissioner Paulette Burdick pointed out that housing is needed for special needs populations, particularly adults with disabilities. Several commissioners asked questions about the need to address the situation with unaccompanied minors, particularly those who are abused and neglected or who are not part of the foster care system, and who may become a part of the homeless population. Commissioners Valeche, Taylor and McKinlay discussed homeowner versus renter housing strategies. For the Action Plan, the BCC (with direction to staff) approved funding strategies and recommendations as outlined in the presentation.

One comment was received from Daniel Gibson of the Lord's Place, in regard to homeless persons who are trying to obtain housing. Mr. Gibson commented that while federally funded housing has specific restrictions on renting to ex-offenders (sex offenders and drug trafficking) local issues may restrict felons further from access to housing; currently local landlords have the right to deny felons from renting their properties.

Western and Eastern County Regional Meetings

a) Western County Meeting

Date: Monday, June 29, 2015

Time: 10:30AM

Location: Belle Glade Civic Center, 725 NW 4th Street, Belle Glade, FL 33430

b) Eastern County Meeting

Date: Tuesday, June 30, 2015

Time: 10:00AM

Location: 100 Australian Avenue, West Palm Beach, FL 33406

The purpose of the meetings was to present to the public the Draft FY 2015-2020 Consolidated Plan (along with HUD required Citizens' Participation Plan, Residential Anti- Displacement Plan and the Analysis of Impediments to Fair Housing Choices) and the Draft FY 2015-2016 Action Plan to the public and to elicit their comments on both Plans and the accompanying documents. The presentation was structured to first address the FY 2015-2020 Consolidated Plan and then the FY 2015-16 Action Plan.

Public Questions and Answers - Western Meeting

The meeting was attended by one representative from a local non-profit agency, Redlands Christian Migrant Association (Victoria Contreras, Area Coordinator). Due to the small number of attendees, it was decided to have a discussion of the Consolidated Plan and Action Plan processes and to discuss issues directly related to the agency and the Glades Region. Ms. Contreras asked questions in regard to the needs of the local community. Ms. Contreras was presented with a copy of the slide presentation that was created for the meeting and was advised to send comments and questions either to our office at 100 Australian Avenue, Suite 500, West Palm Beach, FL or through our email address at descomments@pbcgov.org which will be available until July 2015.

Public Questions and Answers – Eastern Meeting

Comment: Cindee LaCourse-Blum, Community Land Trust of Palm Beach County and Michael Campbell, Habitat PBC:

The two commenters observed that the housing goals did not address new construction of affordable homeownership units and this is an area that needs to be addressed as there is a need for these types of units. Both wanted to know if this will be addressed anywhere in the process.

Answer: We will have to review the plan to see if new construction of affordable homeownership units is addressed. Although not explicitly addressed in the plan, new construction of affordable units could be addressed under the goal of providing acquisition assistance to first time homebuyers.

Question: Gillian Moxey, ChildNet

Ms. Moxey inquired about the definition of Special Needs and requested that youths aging out of foster care be identified in the Plan as belonging to this group.

Answer: HUD provides a consolidated plan template, but does not give a specific definition for Special Needs. It does list specific sub-populations which the County can add to, such as those recently release from incarceration. The inclusion of children aging out of foster care as a special needs sub-population will be examined and included if appropriate.

Comment: Gillian Moxey:

What does public service mean? Is it like housing assistance?

Answer: Public services involve the provision of things like child care services, food to disabled persons, etc.

At this point, the FY 2015-2016 Action Plan was discussed with funding recommendations for the upcoming fiscal year.

Question: John D’Angostino, Town of Lake Park

Mr. D’Angostino wanted confirmation that eleven municipalities received direct funding under the Action Plan

Answer: Eleven share in the funding and 29 municipalities have signed inter-local agreement with the County to form the CDBG Entitlement Jurisdiction.

Question: Mr. D’Angostino

Mr. D’Angostino inquired how the county-initiated projects were selected.

Answer: DES sends out a request to all county departments that would be involved in building or maintaining infrastructure and public facilities (Facilities, Engineering, Parks and Rec., Water Utilities) soliciting the submission of projects to be evaluated for CDBG funding. All submitted projects are reviewed in-house to determine their eligibility for funding under HUD’s regulatory requirements. Those found eligible are passed on to County Administration who determine which ones are to be funded. This decision is conveyed to DES and the chosen activities included into the Action Plan.

Question: Gillian Moxey

Ms. Moxey inquired if CDBG funding is provided to the City of West Palm Beach?

Answer: West Palm Beach is not a part of the County’s CDBG jurisdiction and therefore does not receive funding from DES.

Question: Mr. D’Angostino

Mr. D’Angostino asked for the names of the seven entitlement municipalities in Palm Beach County

Answer: Boynton Beach, Boca Raton, Delray Beach, West Palm Beach, Jupiter, Wellington and Palm Beach Gardens. Highland Beach and Ocean Ridge do not participate with the County, but are not CDBG entitlement cities.

Question: Cindee LaCourse-Blum

Ms. LaCourse-Blum asked if the HOME CHDO set aside would be awarded via an RFP and the timeframe for its award. Also, will the CHDO operating expense would go to CHDOs receiving the set-aside. The commenter also observed that only one housing unit was projected to be realized from the funding but stated that this could be more if more than one CHDO was funded.

Answer: It is likely that the funds will be awarded via a RFP. The FY 2014-2015 CHDO award RFP has not gone out yet. Per the regulations, DES has 24 months to obligate the funds and an additional 12 months to expend it.

Follow-up Question: Ms. LaCourse-Blum

If you were certified as a CHDO under the 2014-2015 RFP, do you have to be re-certified for the FY 2015-2016 CHDO RFP?

Answer: I’m not sure, but I’ve been told by someone here that the re-certification is now taking place.

Question: Ms. LaCourse-Blum

Ms. LaCourse-Blum asked if the funding to accomplish the 20 affordable homeownership units stated in the Action Plan would be awarded via NOFA or RFP.

Answer: Affordable homeownership could be new construction, acquisition and rehabilitation of existing housing, first/second mortgages. The method of awarding funds depends on the type of activity to be undertaken. If we get money through the NSP model, then new construction and acquisition and rehabilitation could be through a RFP mortgages would probably be in-house.

Question: Elizee Michel, Westgate/Belvedere Homes CRA

Mr. Michel asked if the County uses its allocation to fund projects in unincorporated Palm Beach County, or does it go to cities?

Answer: It is not normally used fund projects in municipalities, unless it is a facility which the County has direct responsibility for maintaining, such as, 10th Avenue North drainage in Greenacres.

Question: Elizee Michel

Mr. Michel wanted to know is there is a specific criteria which guides the investment of funds from the unincorporated share in municipalities or it it is a choice made by the County.

Answer: It’s a choice by the County, but the majority of Palm Beach County is unincorporated. For the CRA, you need to make your requests known to the County, like other County Departments do (Engineering, Facilities etc), so that your needs may be submitted to DES by the County for funding consideration.

Comment: Mr. D’Angostino

Mr. D’Angostino did not see the rational for spending the CDBG funds in unincorporated Palm Beach County and wondered if it is because there are an excess amount of eligible populations in unincorporated areas.

Answer: Each municipality gets an allocation from the CDBG Program based on its contribution to the total grant. The unincorporated county is also assigned an allocation based on its contribution to the total grant. The County directly administers the funds that go to the unincorporated county and it is used to address the needs of the eligible population living in the unincorporated areas. In instances funds from the unincorporated county’s share may be awarded to a municipality to complete the funding of an incomplete activity. Also, there are 11 municipalities who will get Special Area of Hope funding and funding that would normally go to the unincorporated county constitutes a significant portion of this pool.

Palm Beach County Board County Commissioners Public Hearing

Date:	Tuesday, July 21, 2015
Time:	No time certain (BCC meetings start at 9:30 a.m.)
Location:	PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

Public Comments

No comments were received at the public hearing.

Board Discussion

The Consolidated Plan, Action Plan, Citizens' Participation Plan, Residential Anti-Displacement Plan, and the Analysis of Impediments to Fair Housing were approved by the Board without comment.

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EBOLA IN AFRICA

Ebola death toll up; Sierra Leone to get more beds

But the question remains who will operate them.

By Sarah DLRenzo Associated Press

DAKAR, SENEGAL — Sierra Leone will soon see a dramatic increase in desperately needed Ebola treatment beds, but it still not clear who will operate them, according to the top United Nations official in the fight against the disease.

Sierra Leone is now bearing the brunt of the eight-month-old outbreak in the other hard-hit countries, Liberia and Guinea, WHO says infection rates are stabilizing or declining.

But in Sierra Leone, they're soaring. The country has been reporting about 400 to 500 new cases each week for several weeks.

Those cases are concentrated in the capital, Freetown, its surrounding areas and the northern Port Loko district, which together account for about 85 percent of the country's new infections, said Anthony Banbury, head of the U.N. Mission for Ebola Emergency Response.

"The critical gap right now in those locations are beds. It's so simple that we need more beds," said Banbury, who spoke by telephone from Ghana, where the mission is headquartered. Only about 350 treatment beds are up and running, according to WHO figures.

Five more British-built treatment centers will open next month, tripling the current bed capacity, according to the U.K.'s Department for International Development. One near the capital is already up and running.

Still, more beds alone are not enough. "We're concerned that the partners who have signed up to operate the beds won't be able to operate them in the numbers and timelines required," Banbury said. He is flying to Sierra Leone this weekend to address the problem.

Sierra Leone also is dogged by unsafe burials. The bodies of Ebola victims are extremely contagious, and the touching of bodies might be responsible for as much as 40 percent of all new cases, Banbury said.

Cultural practices call for the dead to be washed, and women's bodies are supposed to be prepared by other women. But with very few women on burial teams, Banbury said that it appears people are washing the bodies of women before they call for them to be taken away.

Sierra Leone also needs more burial teams. WHO numbers show that only about a quarter of the teams in the country are trained and working.

The United Nations had hoped that by Dec. 1, the end of the outbreak would be in sight. Two months ago, it said it wanted to have 70 percent of Ebola cases isolated and 70 percent of bodies being safely buried by that date. That would have drastically reduced the two ways people get infected: through contact with the bodily fluids of sick people and corpses.

World Health Organization numbers show they are significantly short of that goal, and Banbury acknowledged that the overall goal would not be met. He emphasized that tremendous progress has been made and that pieces throughout the region would meet or even exceed the targets set.



A child suffering from Ebola receives treatment in October at Makeni Mah Holding Centre in Makeni, Sierra Leone, which is bearing the brunt of the outbreak. TARA BROWN/AP

AFGHANISTAN

Taliban overrun Afghan army base

By Joseph Goldstein and Reid Norland New York Times

KABUL, AFGHANISTAN — Taliban fighters overran an Afghan National Army outpost in Helmand province in the country's south late Friday night and by Saturday morning had killed as many as 14 soldiers, one of the insurgents' deadliest attacks against Afghan soldiers there, local officials said.

Elsewhere in Helmand province, the army battled for the third day against insurgents who had fought their way on to the army's main base in the south, Camp Bastion. The former British base had been handed over to the Afghan in October.

Amid four or five days of fighting in the south, where the Taliban have traditionally been stronger, the pattern of escalating suicide attacks in Kabul, the capital, continued late Saturday afternoon.

At least three Taliban insurgents stormed a Kabul guesthouse that the authorities said was occupied by a nongovernment organization. The Taliban

claimed that the guesthouse belonged to Christian missionaries, but that could not be confirmed.

The spokesman for the Kabul police, Hashmatullah Stanikzai, said two staff members of the nongovernment organization had been killed in the attack. One was an Afghan, and the other was a foreigner, Stanikzai said.

There have been at least 10 attacks or bombings in Kabul in the past three weeks, ending a short period of relative calm.

The attack continued until morning, with Taliban forces planting explosives beneath the outpost's towers, toppling them to the ground, according to Haji Amir Jan, the deputy chief of the local government council.

Jan said the bodies of 14 Afghan soldiers were discovered in the rubble.

With French presidency as goal, Sarkozy wins party post

By James Keaton Associated Press



PARIS — As political enemies, former President Nicolas Sarkozy didn't quite get the warm embrace from his party that many French had expected in his return to public life on Saturday.

The hard-charging Gaullist, who once made headlines for reviving France's U.S. ties, helping depose Libyan leader Muammar Gaddafi and marrying a former president's daughter, was

permeated, not a race for leader of France's main conservative party — but with a margin of victory that was smaller than many had predicted.

Sarkozy's victory as chief of the Union for a Popular Movement, or

UMP, was a crucial first step on his road to a far bigger prize. He hopes to return to the Elysee Palace in the 2017 presidential election — five years of ter he failed in his re-election bid against Socialist leader Francois Hollande and cast himself into political exile.

But with no victory speech, a few sober lines on Twitter, and a subdued "Of course, I am happy" into a TV reporter's microphone, Sarkozy's gestures suggested that the man known for big, flashy displays was somewhat chastened by a result that capped his return to the political arena.

Meanwhile, Bruno Le

Maire, a former government minister, began well below his performance in the 2004 UMP leadership contest when he won with 85 percent. He used the party leadership then as a springboard to the presidency, building a ground game that helped propel him into the Elysee Palace.

Sarkozy's showing was well below his performance in the 2004 UMP leadership contest when he won with 85 percent. He used the party leadership then as a springboard to the presidency, building a ground game that helped propel him into the Elysee Palace.

Sarkozy's showing was well below his performance in the 2004 UMP leadership contest when he won with 85 percent. He used the party leadership then as a springboard to the presidency, building a ground game that helped propel him into the Elysee Palace.

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PALM BEACH COUNTY THRIFT STORE
 22 Years of Service in the Community
 Opens Saturday, December 6th
 8:00 AM - 2:00 PM
 Next Sale January 17, 2015

On-Road & Off-Road Vehicles, Specialty Equipment, Jewelry, Coins, Antiques, Electronics, and Many Other Items.

PALM BEACH COUNTY THRIFT STORE
 1455 U.S. Highway 1, Palm Beach, FL 33480

First 48 hours of the sale, 10% off all merchandise. 10% off all merchandise. 10% off all merchandise.

PALM BEACH COUNTY DEPARTMENT OF ECONOMIC SUSTAINABILITY

NOTICE OF MEETINGS ON THE DEVELOPMENT OF THE CONSOLIDATED PLAN FOR 2015-2019 AND NOTICE OF THE 2013-2014 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

The Department of Economic Sustainability (DES) is the process of developing the Consolidated Plan for 2015-2019. The plan, strategy and action development (PAD) documents will identify community needs in relation to housing, economic and economic development, and will establish goals for local use of federal Community Development Block Grant (CDBG), Emergency Shelter/Grants (ESG), and HOME Investment Partnerships (HOPW) Program funds.

Dillard's
 The Style of Christmas.

LAST DAY! TAKE AN ADDITIONAL 50% OFF

Men's Permanently Reduced Designer Collections
 Knit & Woven Shirts
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LAST DAY! TAKE AN ADDITIONAL 50% OFF

PERMANENTLY REDUCED: Ladies Handbags, Ladies Washers, Ladies Jewelry & Accessories, Ladies Lingerie & Sleepwear

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UGG AUSTRALIA
 "Dakota" \$100, "Noel" \$100, "Noel" \$120, "Noel" \$120, "Noel" \$120, "Noel" \$120

ESTÉE LAUDER BLOCKBUSTER COLOR COLLECTION
 \$59.00 with any Estée Lauder fragrance purchase. While supplies last.

MISS ME DENIM
 Last day to receive a FREE Signature "M" Neck tie with any \$99 or more regular price purchase of Miss Me Denim.

Dillard's Rewards. Earn Rewards when you shop using your Dillard's Credit Card.

APPENDIX V – RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

§570.606 Displacement, relocation, acquisition, and replacement of housing (CDBG) and 92.353 (HOME)

Summary of Regulatory Requirements

HUD's regulations require recipients and grantees take all reasonable steps to minimize the displacement of persons and businesses as a result of activities assisted with federal funds such as CDBG, HOME and Section 108. The HOME regulations specifically require that to the extent feasible, residential tenants must be provided a reasonable opportunity to lease and occupy a suitable, decent, safe, sanitary, and affordable dwelling unit in the assisted project upon completion. The regulations require that a displaced person be provided with relocation assistance at the levels described below and included in 49 CFR Part 24, (which contains the government-wide regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 [URA]).

The HOME Program specifies that for temporary relocation of residential tenants who will not be required to move permanently, but who must relocate temporarily, such tenants must be provided:

- Reimbursement for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporarily occupied housing and any increase in monthly rent/utility costs.
- Appropriate advisory services, including reasonable advance written notice of:
 - The date and approximate duration of the temporary relocation;
 - The location of the suitable, decent, safe, and sanitary dwelling to be made available for the temporary period; and
 - The terms and conditions under which the tenant may lease and occupy a suitable, decent, safe, and sanitary dwelling in the building/complex upon completion of the project.

A displaced person is defined as any person, family, individual, business, nonprofit organization, or farm that moves from real property, or moves his or her personal property from real property, permanently and involuntarily, as a direct result of an activity assisted with Federal funds. A permanent, involuntary move for an assisted activity includes a permanent move from real property that is made:

- After notice by the grantee to move permanently from the property, if the move occurs after the initial official submission to HUD for grant, loan, or loan guarantee funds that are later provided or granted.
- After notice by the property owner to move permanently from the property, if the move occurs after the date of the submission of a request for financial assistance by the property owner (or person in control of the site) that is later approved for the requested activity.
- Before the date described in paragraphs above, if either HUD or the grantee determines that the displacement directly resulted from acquisition, rehabilitation, or demolition for the requested activity.
- After the "initiation of negotiations" if the person is the tenant-occupant of a dwelling unit and any one of the following three situations occurs:
 1. The tenant has not been provided with a reasonable opportunity to lease and occupy a suitable decent, safe, and sanitary dwelling in the same building/complex upon the completion of the project, including a monthly rent that does not exceed the greater of the

- tenant's monthly rent and estimated average utility costs before the initiation of negotiations or 30 percent of the household's average monthly gross income; or
2. The tenant is required to relocate temporarily for the activity but the tenant is not offered payment for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporary location and any increased housing costs, or other conditions of the temporary relocation are not reasonable; and the tenant does not return to the building/complex;
 3. The tenant is required to move to another unit in the building/complex, but is not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move.

The following does not constitute a displaced person:

- A person who is evicted for cause based upon serious or repeated violations of material terms of the lease or occupancy agreement. To exclude a person on this basis, the grantee must determine that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance;
- A person who moves into the property after the date of the notice described above but who received a written notice of the expected displacement before occupancy; and
- A person who the grantee determines is not displaced as a direct result of the acquisition, rehabilitation, or demolition for an assisted activity. To exclude a person on this basis, HUD must concur in that determination.

For purposes of determining the type of replacement housing assistance to be provided if the displacement is the direct result of privately undertaken rehabilitation, demolition, or acquisition of real property, the term "*initiation of negotiations*" means the execution of the grant or loan agreement between the grantee and the person owning or controlling the real property.

The grantee is required to develop a Residential Anti-displacement and Relocation Assistance Plan which must comply with the requirements of 24 CFR part 42, subpart B.

Under section 105(a)(11) of the Act, the grantee may provide relocation payments and other relocation assistance to persons displaced by activities that are not subject to the requirements of the regulations. The grantee may also provide relocation assistance to persons receiving assistance at levels in excess of those required by these regulations. Unless such assistance is provided under State or local law, the grantee shall provide such assistance only upon the basis of a written determination that the assistance is appropriate. The grantee must adopt a written policy available to the public that describes the relocation assistance that the grantee has elected to provide and that provides for equal relocation assistance within each class of displaced persons.

If a person disagrees with the determination of the grantee concerning the person's eligibility for, or the amount of, a relocation payment due, the person may file a written appeal of that determination with the grantee. In addition, a low- or moderate-income household that has been displaced from a dwelling may file a written request for review of the grantee's decision to the HUD Field Office.

PALM BEACH COUNTY RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Palm Beach County administers the CDBG, HOME, Section 108 and various other federal funded programs such as NSP and DRI where activities funded may include displacement of persons. In undertaking such activities, the County will comply with the requirements at 24 CFR Part 42, subpart C, which specifies further requirements established under Section 104(d) of the Housing and Community Development Act of 1974 (HCD Act), concerning residential anti-displacement and relocation. To this effect, Palm Beach County has prepared this Residential Anti-displacement and Relocation Assistance Plan.

The purpose of the Anti-displacement Plan is to:

- a. Describe the steps that Palm Beach County will take to minimize the displacement of persons due to federally-assisted activities.
- b. Provide for relocation assistance in accordance with 24 CFR 42.350, which allows a displaced person to choose to receive either assistance under the URA Act or assistance under Section 104(d) of the HCD Act of 1974.
- c. Provide for one-for-one replacement units to the extent required by 24 CFR 42.375.

Steps to Minimize Displacement of Families and Individuals from their Homes

Consistent with the goals and objectives of activities assisted under the Act, Palm Beach County will take the following steps to minimize the displacement of persons from their homes and neighborhoods:

- Proposed projects will be analyzed to explore project alternatives which may avoid the displacement of persons.
- Applicants to the CDBG and Sec 108 Programs are advised, at the time of application, of the URA requirements. If proposed projects will cause displacement of residents, applicants are required to provide a Relocation Plan meeting all the requirements of 24 CFR 570.606, as amended. The applicant must provide evidence of sufficient funding to cover all expenses related to relocation.

For the purpose of implementing federally-funded DES housing activities and to minimize displacement of persons as a result of such activities, the following applies:

- For DES financial assistance to purchase a housing unit for home ownership the unit must be vacant; occupied by the applicant as a tenant; or occupied by the owner as the seller of the property.
- For activities involving acquisition or rehabilitation of rental housing, it is policy that existing tenants' information, along with a relocation plan (if applicable) is submitted for review. The proposed projects are analyzed to explore project alternatives which may prevent the displacement of persons.
- For activities involving acquisition of property for a public purpose inclusive of right of way, easements, etc. and where such activity will result in the displacement of persons, the policy is to explore other project alternatives which may prevent the displacement of persons.

Relocation Assistance for Displaced Persons Per 24 CFR 42.350

Should displacement be unavoidable, the displaced person(s) will be notified of their options to receive either assistance under the URA and implementing regulations or assistance under Section 104(d) of the HCD Act of 1974.

Displaced persons choosing assistance under Section 104(d) of the HCD Act of 1974, will be covered by the County's Anti-displacement Plan, and may receive services as described below. Communication will be written as well as oral, and personal meetings may be conducted as needed.

- a) *Advisory Services*: These services will be provided at the levels described in the URA. Each displaced person will be advised of his or her right under the Fair Housing Act.
- b) *Moving Expenses*: Payment for moving expenses will be provided at the levels required by the URA.
- c) *Security Deposits and Credit Checks*: The reasonable and necessary cost of any security deposit required to rent the replacement dwelling unit, and for credit checks required to rent or purchase the replacement dwelling unit, will be provided.
- d) *Interim Living Costs*: Palm Beach County will reimburse a person for actual reasonable and approved out-of-pocket costs incurred in connection with a temporary displacement, including moving expenses and increased housing costs, if:
 - 1) The person must relocate temporarily because continued occupancy of the dwelling unit during the assisted activity constitutes a substantial danger to the health or safety of the person or the public; or
 - 2) The person is displaced from a "lower-income dwelling unit", none of the comparable replacement dwelling units to which the person has been referred qualifies as a lower-income dwelling unit, and a suitable lower-income dwelling unit is scheduled to become available in accordance with Section C of this Plan concerning one-for-one replacement of lower-income dwelling units.
- e) *Replacement Housing Assistance*: Persons are eligible to receive one of the following two forms of replacement housing assistance:
 - 1) Each person must be offered rental assistance equal to 60 times the amount necessary to reduce the monthly rent and estimated average monthly cost of utilities for a replacement dwelling (comparable replacement dwelling or decent, safe, and sanitary replacement dwelling to which the person relocates, whichever costs less) to the "Total Tenant Payment". All or portion of this assistance may be offered through a certificate or voucher for rental assistance (if available) provided under Section 8. If a Section 8 certificate or voucher is provided to a person, the County must provide referrals to comparable replacement dwelling units where the owner is willing to participate in the Section 8 Tenant-Based Assistance Existing Housing Program. When provided, cash assistance will generally be in installments.
 - 2) If the person purchases an interest in a housing cooperative or mutual housing association and occupies a decent, safe, and sanitary dwelling in the cooperative or association, the person may elect to receive a payment equal to the capitalized value of 60 times the amount that is obtained by subtracting the "Total Tenant Payment", from the monthly rent and estimated average monthly cost of utilities at a comparable replacement dwelling unit. To compute the capitalized value, the installments shall be discounted at the rate of interest paid on passbook saving deposits by a federally insured financial institution conducting business within the County's jurisdiction. To the extent necessary to minimize hardship to the household, the County, shall subject to appropriate safeguards, issue payment in advance of the purchase of the interest in the housing cooperative or mutual housing association.

One-for-One replacement of Lower income Dwelling Units Per 24 CFR 42.375

- a) *Units That Must Be Replaced*: All occupied and vacant occupiable lower-income dwelling units that are demolished or converted to a use other than as lower-income dwelling units in connection with an assisted activity will be replaced with comparable lower-income dwelling units.

- b) *Acceptable Replacement Units*: Replacement lower-income dwelling units will be provided by the County or a private developer and will meet the following requirements:
- 1) The units will be located within the County's jurisdiction. To the extent feasible and consistent with other statutory priorities, the units shall be located within the same neighborhood as the units replaced.
 - 2) The units will be sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units that are demolished or converted. The number of occupants who could have been housed in units shall be determined in accordance with applicable local housing occupancy codes. The county may not replace those units with smaller units, unless the recipient has provided the information required under paragraph (3)(g) of this section.
 - 3) The units must be provided in standard condition. Replacement lower-income dwelling units may include units that have been raised to standard from substandard conditions if:
 - i. No persons was displaced from the unit
 - ii. The unit was vacant for at least 3 months before execution of the agreement between the recipient and the property owner.
 - 4) The units must initially be made available for occupancy at any time during the period beginning 1 year before the recipient makes public the information required under paragraph (d) of this section and ending 3 years after the commencement of the demolition or rehabilitation related to the conversion.
 - 5) The units must be designed to remain lower income dwelling units for at least 10 years from the date of initial occupancy. Replacement lower-income dwelling units may include, but are not limited to, public housing or existing housing receiving Section 8 project-based assistance.
- c) *Preliminary Information to be Made Public*: Before the County enters into a contract committing it to provide funds for any activity that will directly result in the demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the County will make public, and submit in writing to the HUD Field Office the following information:
- 1) A description of the proposed assisted activity;
 - 2) The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
 - 3) A time schedule for the commencement and completion of the demolition or conversion;
 - 4) The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission shall identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size shall be submitted and disclosed to the public as soon as it is available;
 - 5) The source of funding and a time schedule for the provision of replacement dwelling units;
 - 6) The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
 - 7) Information demonstrating that any proposed replacement of dwelling unit with smaller dwelling units (e.g. a 2-bedroom unit with two 1-bedroom units) is consistent with the needs assessment contained in its HUD-approved Consolidated Plan.
- d) *Replacement Not Required*:
- 1) In accordance with 42 U.S.C. 5304(d)(3), the one-for-one- replacement requirement of this section does not apply to the extent the HUD Field Office determines based upon objective

data, that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a nondiscriminatory basis within the area.

- 2) The County must submit directly to the HUD Field Office the request for determination that the one-for-one replacement requirement does not apply. Simultaneously with the submission of the request, the recipient must make the submission public and inform interested persons that they have 30 days from the date of submission to provide to HUD additional information supporting or opposing the request.

Optional Relocation Assistance

The County has not adopted policies for the provision of optional relocation assistance.

Appeals

A person who disagrees with the County's determination concerning whether the person qualifies as a "displaced person," or with the amount of relocation assistance for which the person is eligible, may file a written appeal of the determination with the County. A person who is dissatisfied with the County's determination on his or her appeal may submit a written request for review of that determination to the HUD Field Office in Miami. If the full relief is not granted, the County shall advise the person of his or her right to seek judicial review.

APPENDIX VI – Summary of the Analysis of Impediments to Fair Housing Choice - Fiscal Years 2015-2016 to 2019-2020

Introduction and Purpose

HUD program regulations require grantees to certify that they will affirmatively further fair housing as part of the obligations assumed when they accept HUD program funds. However, the grantee's AFFH obligation is not restricted to the design and operation of HUD-funded programs. The AFFH obligation extends to all housing and housing-related activities in the grantee's jurisdictional area whether publicly or privately funded.

The objective and purpose of the Analysis of Impediments to Fair Housing (AI) is two-fold. First it seeks to identify and review the following:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices, and
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

Secondly, the Analysis of Impediments to Fair Housing will seek to ameliorate the identified impediments through the following:

- Analyze and eliminate housing discrimination in the jurisdiction
- Promote fair housing choice for all persons
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability and national origin
- Promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities
- Foster compliance with the nondiscrimination provisions of the Fair Housing Act.

Palm Beach County- Data on Demographic, Income, Employment and Housing

Demographic Data

According to the 2014 Annual Population Estimate, Palm Beach County has a total population of 1,397,710. Approximately 870,480 of the County's population reside in the Palm Beach County Urban County Jurisdiction (501,691 in unincorporated Palm Beach County). Adults aged 45 to 54 constitutes 14.1% of the population followed by persons aged 35 to 44 years (12.3%).

Whites make up 59.23% of the total population; Black or African American 17.03%; American Indian and Alaska Native 0.11%; Asian 2.35%; Native Hawaiian and Other Pacific Islander .35%; and Other 1.72%. Hispanics comprises 19.51% of the total population.

Median Income, Poverty and Labor Force and Employment

The County's median household income for a family of four persons is \$63,300. The labor force is 665,036 with 586,562 persons employed. The County's 2015 unemployment rate is 5.0% (Not Seasonally Adjusted).

Accessibility and Transportation

The primary mode of transportation in Palm Beach County, similar to all other counties in Florida is by road via private automobile. Public transportation in Palm Beach County is provided by Palm Tran and Tri-Rail (a regional commuter rail system which also provides local service). The road network is ubiquitous and effectively links job centers, shopping and recreation areas and residential areas.

Housing Market Analysis

The primary housing tenure within the Jurisdiction is homeowner, as opposed to renter units, with three times as many owner units than renter units. There is an inadequate supply of affordable housing units as only 19% of rental units and 49% of homeowner units are affordable to households earning 100% or below Area Median Income (AMI). The rising cost of housing in the Jurisdiction is most notably and this trend is likely to continue with low- and moderate-income households continuing to experience greater housing cost-burden and/or overcrowded living situations. The demand for rental units has increased significantly over the past several years, largely attributed to the collapse of the housing bubble and the resultant economic recession which culminated in high numbers of property foreclosures and sharp declines in property values. The slowdown in the construction of new rental housing coupled with the increased demand has contributed to the escalation of rental unit costs.

Availability of Housing Units Versus Needs of the Population?

Within the past decade Palm Beach County median home value has doubled and the median rent value increase by more than fifty percent. Population projections for the Jurisdiction indicate that a 6% net increase in the number of households is expected during the 2015-2020 period. The rental market indicates lowering inventory and rising costs which culminates into reduced affordability and an increase in the number of cost burdened households. For the home buyers market, data from Realtors Association of the Palm Beaches (RAPB) indicates that at year-end 2014 there was a 5.5 month supply of inventory for single family homes, and that the number of listings had increased by 16% from the previous year. The \$275,000 median single family home sale price for the year 2014 would be out of reach for many households within the Jurisdiction.

Cost of Housing

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 median adjusted gross annual income for very low, low and moderate 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 costs exceed fifty percent (50%) of gross household income.

In Palm Beach County, median value of homes has increased by 106% and median contract value of rent has increased by 52% since 2000, according to ACS data provided in the table below.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	115,000	236,600	106%
Median Contract Rent	648	988	52%

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid

Rent Paid	Number	%
Less than \$500	12,697	14.9%
\$500-999	37,674	44.2%
\$1,000-1,499	23,516	27.6%
\$1,500-1,999	7,382	8.7%
\$2,000 or more	3,950	4.6%
Total	85,219	100.0%

Data Source: 2007-2011 ACS

Condition of Housing

According to housing condition data tracked by HUD (substandard housing – lacking complete kitchen or plumbing facilities; overcrowded housing – 1.01 or more persons per room; and housing cost burden – more than 30% of income toward housing), the incidence of housing units with one or more conditions is significantly higher for renter units (59%) than for owner-occupied units (41%). However, of the Jurisdiction’s total housing units (renter and owner) with one or more selected conditions, the overwhelming majority of units with conditions are those units related to cost burden rather than physical deficiency (lacking plumbing or complete kitchen) or overcrowding. Data from Florida Housing Data Clearinghouse indicates that only 2.1% of Countywide occupied units lack complete plumbing or complete kitchen facilities. Overcrowding accounts for fewer than 3% of occupied units.

Need for Owner and Rental Rehabilitation

Data supplied by HUD indicates that 33% of owner-occupied units and 41% of renter-occupied units were built prior to 1980. Since it can be assumed that some degree of rehabilitation is likely to be necessary for units in excess of 30 years of age, it is evident that there is a need for rehabilitation of both homeowner and rental housing stock in Palm Beach County. Also, with housing values outpacing income growth in Palm Beach County, many owners will likely turn to rehabilitation of their existing properties as a more affordable option to purchasing a new home.

Evaluation of Jurisdiction’s Current Fair Housing Legal Status

Summary Federal Fair Housing Ordinance

Title VIII of the Civil Rights Act of 1968 – the Fair Housing Act – prohibits discrimination in the sale and rental of housing so that people in the United States have a greater opportunity to build better lives for themselves and their families. As amended by the Fair Housing Amendments Act of 1988, it is unlawful to discriminate on the basis of race, color, sex, religion, national origin, disability and familial status.

Summary Palm Beach County Fair Housing Ordinance

The Palm Beach County Fair Housing Ordinance was first adopted in 1984 and was made substantially equivalent to the federal Fair Housing Act through amendments in 1995 and 1996. The Ordinance was since amended on December 18th, 2007. The Ordinance incorporates all of the bases contained in the Federal ordinance and adds sexual orientation, age, marital status, and gender identity or expression.

Overview of Fair Housing Administration in Palm Beach County

The U.S. Department of Housing and Urban Development (HUD), and in some cases the U.S. Department of Justice, is responsible for investigating and enforcing violations of the Fair Housing Act. However, since HUD does not have sufficient resources, it has implemented the Fair Housing Assistance Program (FHAP). Under this program, HUD grants to a jurisdiction whose fair housing laws and remedies are “substantially equivalent” to those provided under the federal Fair Housing Act, as amended in 1988, the authority to enforce fair housing laws. HUD recognized Palm Beach County Office of Equal Opportunity (OEO) as a substantially equivalent agency in March, 1997 and refers cases of housing discrimination in Palm Beach County to the OEO as the local FHAP, for fair housing law enforcement action.

HUD also has implemented the Fair Housing Initiatives Program (FHIP) to increase awareness of fair housing laws and to conduct enforcement activities. Governmental and non-profit agencies may apply to HUD for FHIP status and funding to conduct workshops and media campaigns and to do complaint-based and systemic testing to identify discrimination in housing. Palm Beach County has two FHIP agencies within its jurisdiction, namely the Legal Aid Society of Palm Beach County, Inc. and Fair Housing Center for the Greater Palm Beaches, Inc.

Summary of Fair Housing Complaints in Palm Beach County

Fair Housing Complaint by Basis

The table below compares the bases of fair housing discrimination cases reported over the period FY 2004-2005 to FY 2008-2009 to those occurring over the period FY 2009-2010 to FY 2013-2014.

The information on the table below combines data received from both the OEO and the LAS and shows that the county made significant gains in reducing fair housing discriminations on all bases except disability. The table also shows that, despite the success achieved over the past five years, the main bases for fair housing complaints, in addition to disability, continue to be race and color, familial status, and national origin.

Fair Housing Complaints

Basis	Total FY 2004-05 to FY2008-09	% of Total	Total FY 2009-10 to FY 2013-14	% of Total
Race or Color	159	21.5%	106	14.7%
Gender	26	3.5%	21	2.9%
Familial Status	78	10.6%	73	10.1%
National Origin	119	16.1%	88	12.2%
Religion	9	1.3%	9	1.3%
Disability	292	49.4%	368	50.9%
Age	31	4.2%	27	3.8%

Basis	Total FY 2004-05 to FY2008-09	% of Total	Total FY 2009-10 to FY 2013-14	% of Total
Marital Status	5	0.7%	6	0.9%
Sexual Orientation	11	1.5%	6	0.9%
Gender Identity or Expression	0	0	0	0
Other	11	1.5%	17	2.4%
Total	741		723	

Compiled from information provided by OEO and LAS

Fair Housing Complaints by Issues

The data for the five year periods FY 2004-2005 to FY 2008-2009 and FY 2009-2010 and 2013-2014 showed that refusal to rent or sell; discrimination in the conditions or terms of sale or rental occupancy; intimidation, interference or coercion; and denial of reasonable accommodation continue to be the most prevalent most prevalent issues.

Issue	FY 2004-05 to FY 2008-09	% of Total	FY 2009-10 to FY 2013-14	% of Total
Refusal to rent, sell, etc.	68	8.5	116	14.1
Falsely deny housing was available	8	1.0	24	2.9
Discriminate in the conditions or terms of sale, rental occupancy or in services or facilities	252	31.5	244	29.5
Advertise in a discriminatory way	18	2.3	31	3.8
Discriminate in financing	7	0.9	7	0.9
Discriminate in broker's services	0	0	1	0.2
Intimidation, interference or coercion	110	13.8	84	10.2
Sexual harassment	2	0.3	0	0
Denial of reasonable accommodation	229	28.6	279	33.8
Denial of reasonable modification	3	0.4	13	1.6
Retaliation	8	1.0	3	0.4
Accessibility	0	0	3	0.4
Using Ordinances to discriminate in zoning and land use	10	1.3	2	0.3
Otherwise deny or make housing available	14	1.8	14	1.7
Failure to meet senior housing exemption criteria (55+)	3	0.4	3	0.4
Predatory Lending	38	4.8	3	0.4
Other: Home Ownership	32	4.0	180	21.8
Total	802		827	

Compiled from information provided by OEO and LAS

Fair Housing Complaints by Race

Based on information provided by the LAS during the period encompassed by FY 2009-2010 to FY 2013-2014, 51.5% of all fair housing discrimination complaints were made by whites (up from 44.8% during the previous five years). Hispanics and Blacks, the next two largest racial groups in the county were affected by 24.2 percent and 21.0 percent respectively of the overall fair housing complaints reported to LAS.

Race	FY 2004-05 to FY 2008-09	% of Total	FY 2009-10 to FY 2013-14	% of Total
Asian, Native Hawaiian, Other Pacific Islanders	6	1.7	4	1.1
Black or African American	107	29.3	81	21.1
Hispanic or Latino Only	48	13.2	93	24.2
Hispanic/Latino and Black/African American	25	6.9	0	0
Hispanic/Latino and White	0	0	0	0
American Indians or Native Alaskan	0	0	0	0
White	164	44.8	198	51.5
Other Individual Race	5	1.4	5	1.3
Other Multiple Combinations	8	2.2	1	0.3
Unknown at time of Report	3	0.9	3	0.8
Total	366		385	

Compiled from information provided by LAS

Fair Housing Complaints by Income Group

Over the period FY 2004-2005 to FY 2008-2009, very-low and low- income persons accounted for 63.2% of all fair housing discrimination complaint lodged with the LAS. This percentage was increased to 74.6% over the FY 2009-2010 to FY 2013-2014 five year period.

Income Group	FY 2004-05 to FY 2008-09	% of Total	FY 2009-10 to FY 2013-14	% of Total
Very Low Income	107	29.3	135	35.1
Low Income	124	33.9	159	41.3
Moderate Income	93	25.4	31	8.1
Moderate Income and Higher	27	7.4	56	14.6
Unknown at Time of Report	15	4.1	4	1.1
TOTAL	366		385	

Compiled from information provided by LAS

Identified Impediments to Fair Housing and Recommendations to Alleviate the Identified Impediments.

Identified Impediments To Fair Housing	Recommendations to Address Impediments
Disability, National Origin, Race and Familial Status	
<p>Disability</p> <ul style="list-style-type: none"> • The right to protection under the law may be overlooked for disabled persons who exhibit unusual or eccentric behavior since the behavior may mask their disability resulting in reasonable accommodations not being sought. ▪ Complaints that certain behaviors violate rules or are disruptive, such as noise emanating from an individual’s unit, may be caused by a hearing or other disability. Some housing providers send letters threatening to evict in such cases, rather than exploring reasonable accommodations. ▪ Accessibility of some units is inadequate to accommodate needs of the occupant person with a disability. Similarly, some units occupied by persons without a disability are inadequate to accommodate visitors with a disability. ▪ Architectural barriers limit accessibility of common needs and amenities within housing communities e.g., routes to recreation facilities sometimes have steps or other obstacles, or planned paved pathways in construction plans were not built; insufficient access width and other general access issues; ramps not being permitted by property owner/manager, condominium associations and HOAs. ▪ Refusal to rent/sell to persons with disabilities, especially those supporting themselves with SSI and SSDI, even when the income is more than adequate to cover cost of the chosen housing. ▪ Persons with disabilities are refused the use of a service or emotional support animal as a reasonable accommodation by property owners or condominium and homeowners associations with “no pet” rules. 	<ul style="list-style-type: none"> ▪ OEO, FHC, and the Legal Aid Society should be alert to the possibility of mental illness when receiving and investigating complaints of housing refusals based on behavior or personality that is "odd" or "difficult to deal with." When an impending refusal of housing can be linked to mental illness, agencies such as OEO, FHC and Legal Aid Society should treat the case as a claim of disability-based discrimination, and look for reasonable accommodations that could be requested. ▪ Expand the undertaking of education and outreach to protected classes on rights under the Fair Housing Act. This is more specifically required in Palm Beach County’s western communities. ▪ Concentrate fair housing education efforts directors of condominium associations, homeowners associations and apartment managers/owners; and make annual participation in this training a mandatory requirement for condominium association boards and for landlords when applying for rental licenses. ▪ Through the OEO, FHC and Legal Aid Society of Palm Beach County, continue to undertake extensive testing to identify instances of housing discrimination on all protected bases, to test for non-compliance with the accessibility building standards mandated under FHAA and other governing regulations; and to identify the education and outreach efforts needed to strengthen fair housing efforts. ▪ Referral of fair housing related complaints to LAS and FHC for investigation. ▪ HCD should continue to provide funding under its CDBG program to non-profit entities to carry out Fair Housing activities. Individuals defending against housing discrimination often lack the financial resources to pursue their legal rights on their own.

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<ul style="list-style-type: none"> ▪ Some developments lack sufficient parking spaces for persons who have disability parking placards. Some disability parking spots are reserved for visitors only and cannot be used by residents even if the spot is closer to their unit. Parking for scooters or large power wheelchairs which cannot fit into the apartment is sometimes an issue. ▪ Persons requiring 24 hour Personal Care Attendants encounter problems of housing providers considering the Attendant to be a “visitor” or “occupant” and then demanding an application fee and a completed application for every Personal Care Attendant who visits the home. Some providers also want to count the Attendant(s) as “occupant(s)” and, if the additional person(s) takes the number of residents over the lease or community rule limitation, the person with the disability who leases/owns the apartment is then cited for violation of the lease agreement or the community rule. <p>Race and Color</p> <ul style="list-style-type: none"> ▪ Some housing providers, usually owners of mobile park homes, threatens, intimidate and harass residents especially those perceived as not having legal residency status in the United States. <p>Familial Status</p> <ul style="list-style-type: none"> ▪ Overbearing and improper occupancy restrictions or rules are imposed 	<ul style="list-style-type: none"> ▪ OEO, LAS and FHC to provide information and public education to HOA, Condo Associations and operators or rental apartments on communication problems of some groups of disabled persons and the need to take proactive steps to alleviate this problem. ▪ Imposition of mandatory training for housing providers and landlords found in violation of city/county codes. ▪ Palm Beach County should enact local protections for victims of domestic violence similar to Violence Against Women Act
Availability of Accessible and Affordable Housing	
<ul style="list-style-type: none"> ▪ There is a shortage of units affordable to lower income households within Palm Beach County this is particularly true for rental units where only 7% are affordable to households with incomes at 30% or below AMI and less than 30% are affordable to households with incomes which is at 50% or below AMI. ▪ Accessibility of some units is inadequate to accommodate needs of the occupant person with a disability. Also, architectural barriers may limit accessibility of common needs and amenities within housing 	<ul style="list-style-type: none"> • Palm Beach County Planning Zoning and Building Department should seek to increase the supply of affordable housing to low and moderate-income households by continuing to implement its Affordable Housing Program and its Workforce Housing Program. The Department should also continue to provide incentives to builders of affordable housing unit. • The Department of Economic Sustainability should continue to use Federal, State and Local

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<p>communities for example, routes to recreation facilities sometimes have steps or other obstacles; planned paved pathways in construction plans were not built; insufficient access width and other general access issues; ramps not being permitted by property owner/manager or condominium/homeowners associations. There may also be insufficient parking spaces for persons who have disability parking placards.</p>	<p>funds to provide affordable loans, and grants to affordable housing providers and to construct/rehabilitate affordable housing units.</p> <ul style="list-style-type: none"> • DES should actively market its SHIP funded Housing Rehabilitation/Barrier Free program to members of the disabled community, housing providers and Condominium Associations. DES should also seek to explore how the program guidelines may be amended to encourage owners of rental units which are occupied by disabled households to benefit from the program. Currently those eligible to receive assistance under this program are homeowners and condo associations. The program offers funding to undertake substantial repairs and to correct code violations and may be used for installation of elevators and lifts; widening of doorways, and hallways; installation of accessible doors; undertaking of improvements to kitchen, bathroom and bedroom to accommodate mobility; installation of grab bars, entry ramps, railings, walkways, non-slip floor surfaces, delayed closing mechanisms on egress and garage doors. • The requirements of the Florida’s Accessibility Code for Building Construction and the requirements of the Americans with Disabilities Act (ADA) and the Fair Housing Act need to be reinforced through regular trainings and seminars hosted by agencies such as the LAS and OEO and by County/Municipalities. This training should be targeted at planners, building design and construction professionals. Building officials attendance of these training sessions should be mandatory.
Mortgage and Credit and Property Insurance	
<ul style="list-style-type: none"> ▪ Data from HMDA for 2013 showed that over 80% of all loan applications were from Whites. The data also shows that over 69.0% of all loan applications were approved with the approval rate by racial 	<ul style="list-style-type: none"> • Palm Beach County should to continue to offer mortgages and mortgage assistance under its various federal and state funded programs to low and moderate-income households to improve their access to homeownership.

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<p>categories being 70.8% for whites, 60.1% for Blacks, 69.0% for Asians and 64.1% for Hispanics. The low rate of mortgage applications from other racial/ethnic groups compared to Whites needs to be addressed.</p> <ul style="list-style-type: none"> ▪ The LAS has identified that the market for reverse mortgages in minority communities in the Cities of Riviera Beach and West Palm Beach has seen systematic exploitation. 	<ul style="list-style-type: none"> • Palm Beach County should continue to offer funding to agencies who offers first-time homebuyers programs including the analysis of credit reports and provision of assistance on how to improve the scores on the reports. • Additional protections are needed for clients with Limited English Proficiency. Including mandatory provision of closing documents in resident’s native language; mandatory and heightened pre-closing counseling in the resident’s native language, for seniors seeking reverse mortgages; • Additional protections are needed to protect surviving spouses (who were not age 62 when reverse mortgage was obtained) who are in danger of losing their primary residence after spouse dies. • In homeowner association foreclosures cases, claim of lien and pre-foreclosure notices should be sent in resident’s native language. • Palm Beach County should enact local ordinance protections for tenants in foreclosure in light of the Protecting Tenants in Foreclosure Act that ended under federal law in 2014 • There should be a requirement for mandatory disclosure by homeowner/ and condominium associations if property the entity is renting to the public is involved in pending mortgage foreclosure procedures. • OEO, LAS and FHC should investigate how financial institutions are operating their housing financing programs in order to detect incidences of predatory lending, reverse mortgage and foreclosure prevention mal-practices. • The Federal government or the State of Florida should institute the following policies: maternity leave and disability income should not impact resident’s ability to secure loan, refinance or loan modifications; and self-employment income should be removed as an obstacle for getting qualified for loan modifications.

Identified Impediments To Fair Housing	Recommendations to Address Impediments
Zoning and Land Use Policies, and Other Public Policies, Practices, and Procedures Involving Housing and Housing-Related Activities	
<ul style="list-style-type: none"> ▪ Based on data provided by OEO and LAS, zoning and land use policies and other public policies involving housing and related activities in Palm Beach County does not generally manifest themselves as impediments to fair housing. The County recognizes that continued assessment and review of its land use, zoning and other policies related to housing must be undertaken to ensure that these policies remain non-discriminatory and unambiguous. ▪ There may be some unintended discriminatory effects as a result rezoning mobile home parks. This process needs to be better regulated. 	<ul style="list-style-type: none"> • The Planning, Zoning and Building Department will, during the EAR process assess policies and programs related to land-use, zoning and housing to ensure that they remain non-discriminatory. • Palm Beach County needs to better regulate the rezoning of mobile home parks and to decrease the impact of the rezoning on national origin, disabled, familial status, and age protected classes. • DES will review its PPMs and program criteria to ensure that assistance is not provided to entities where the activity to be funded violates fair housing practices. The review will also seek to impose the addressing of some fair housing issues into housing projects, such as accessibility requirements and set-asides for disabled.
Identified Impediments-Housing problems for families created by the presence of lead-based paint in houses built before 1978	
<ul style="list-style-type: none"> ▪ Approximately 7.3% of all housing units in the county are household units with children present who may potentially be exposed to LBP. ▪ At least 15 new cases of lead poisoning are reported annually in Palm Beach County for children under six years old. 	<ul style="list-style-type: none"> • DES to continue to undertake mandatory lead based paint in all structures scheduled to be rehabilitated with funds provided by the agency and wherein children under the age of six will be accommodated. • DES and the PBC Health Department to continue communitywide efforts to sensitize individuals about lead based paint hazards
Problems faced by immigrant populations whose language and cultural barriers combine with a lack of affordable housing to create unique fair housing impediments	
<ul style="list-style-type: none"> • Some families rent only a bedroom in a house for which they pay approximately \$700/month. In addition, they may have to pay for either electric (bill is rarely in their name) or some other expense. A consequence of living in this type of shared housing is that families forced to accept living with people that shouldn't be around children and places a stress on parents to keep their families safe. Due to the type of tenure, rent and utility assistance, if needed, is not available to these households circumstances. 	<ul style="list-style-type: none"> • The relevant municipal and County Code Enforcement Departments must perform regular inspection of premises located in areas where these persons predominantly reside and issue citations where deficiencies are observed. • OEO, LAS and FHC must target public education presentations to the affected ethnic groups and to the landlords to familiarize each group about their fair housing rights and obligations and penalty to be imposed if those rights are being violated. • The Department of Community Services, which will implement the SHIP funded Rental Re-entry

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<ul style="list-style-type: none"> • Properties are sold by the owners without provision of notice to the renters, consequently, families are not provided with sufficient time find new housing. • Renters do not have signed leases, or leases are not renewed after expiration. Therefore, they are not protected from impromptu and unexpected evictions. • Properties and appliances are not maintained and led to some family members being hospitalized because respiratory and other issues caused by mold and other unattended deficiencies to the properties which the owner refuses to correct. 	<p>Program should advertise this program to these residents and target them as beneficiaries, if they are eligible</p>

APPENDIX VII – DATA SOURCES

2000 Census – U.S. Department of Commerce, U.S. Census Bureau

2006-2010 American Community Survey - U.S. Department of Commerce, U.S. Census Bureau

2007-2011 American Community Survey - U.S. Department of Commerce, U.S. Census Bureau

2007-2011 Comprehensive Housing Affordability Strategy – U.S. Department of Housing and Urban Development

2008-2012 American Community Survey - U.S. Department of Commerce, U.S. Census Bureau

2008-2009 Comprehensive Housing Affordability Strategy – U.S. Department of Housing and Urban Development

Survivor Listening Project Report (2009) – Florida Coalition Against Domestic Violence

2010 Census - U.S. Department of Commerce, U.S. Census Bureau

2009-2013 American Community Survey - U.S. Department of Commerce, U.S. Census Bureau

Report of Health and Human Services in Palm Beach County (2010) – Palm Beach County Department of Community Services

2011 Longitudinal Employer-Household Dynamics - U.S. Department of Commerce, U.S. Census Bureau

2011 Annual Childhood Lead Poisoning Surveillance Report – State of Florida Department of Health

2013 Crime Statistics – State of Florida Department of Law Enforcement

2013 Statewide Needs Assessment Survey – State of Florida Department of Elder Affairs

2014 Statewide Needs Assessment Survey – State of Florida Department of Elder Affairs

2014 Public Housing Authority Survey – Palm Beach County Department of Economic Sustainability

2014 HUD Housing Inventory Count Report – U.S. Department of Housing and Urban Development

2014 Shelter Survey – Palm Beach County Department of Community Services

2014 HUD Fair Market Rent and HOME Rents – U.S. Department of Housing and Urban Development

2015 Homeless Point In Time Count (conducted January 29, 2015) – Palm Beach County Department of Community Services

CBRE Research 3rd Quarter 2014 Report – CBRE Group, Inc.

ChildNet (2015)

Palm Beach County Domestic Violence Fatality Review Team (2013 Annual Report)

Palm Beach County Comprehensive Annual Performance and Evaluation Report (FY 2009-2010 to 2013-2014)

Palm Beach County Countywide Management Information System (2014 Report)

Palm Beach County Financially Assisted Agencies Funding Allocation Approval (July 22, 2014)

Florida Housing Data Clearinghouse – University of Florida, Shimberg Center for Housing Studies

Realtors Association of the Palm Beaches (2014)

Realtytrac.com

State of Florida Department of Corrections website (www.dc.state.fl.us)

State of Florida Department of Health, Bureau of HIV/AIDS (2012 data)

State of Florida Department of Economic Opportunity, Bureau of Labor Market Statistics (2014 statistics)

Palm Beach County Glades Regional Master Plan (2015)

Comprehensive Plans for the following municipalities and county:

- **City of Greenacres**
- **City of Lake Worth**
- **Town of Lake Park**
- **Village of Palm Springs**
- **Village of Royal Palm Beach**
- **Palm Beach County**



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