



# **PALM BEACH COUNTY ACTION PLAN**

**OCTOBER 2012 – SEPTEMBER 2013**



**Palm Beach County  
Department of Economic Sustainability**

**100 Australian Avenue, Suite 500  
West Palm Beach, FL 33406  
(561) 233-3600**

**July 2012**





# **PALM BEACH COUNTY ACTION PLAN**

**OCTOBER 2012 – SEPTEMBER 2013**

**Palm Beach County Board of County Commissioners**

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**July 2012**

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FY 2012-2013  
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## A. EXECUTIVE SUMMARY - 91.220(b)

### The Programs and Funding Amounts

The Palm Beach County FY 2012-2013 Action Plan (AP) was prepared by the Department of Economic Sustainability (DES) and covers the period October 1, 2012 through September 30, 2013. The Action Plan is prepared for the Palm Beach County (PBC) entitlement jurisdiction which includes all of the unincorporated Palm Beach County, and thirty participating municipalities. It excludes the following entitlement jurisdictions: City of Boca Raton, City of Boynton Beach, City of Delray Beach, City of West Palm Beach, Town of Jupiter, and the Village of Wellington. It also excludes the Town of Ocean Ridge and the Town of Highland Beach who both declined invitation from the County to become a part of the Palm Beach County Entitlement Jurisdiction.

The FY 2012-13 AP represents the third year of the Five Year Consolidated Plan 2010 -15 which was adopted by the PBC Board of County Commissioners on July 20, 2010. The Action Plan serves to meet the annual planning and application requirements for HUD's Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) Programs. These formula grants are made available to Palm Beach County yearly, as long as the federal budget allocates funding to the programs. The following amounts represent Palm Beach County's allocations under the various programs for FY 2012-13:

- **CDBG Program:** The allocation is \$5,393,765. With program income estimated at \$25,000 the total amount of CDBG funds which are available for distribution during the year is \$5,418,765. It is estimated that 94.2% of applicable funding categories will be targeted to benefit low-and moderate-income persons. The CDBG program proposes to allocate funding as follows: set aside 10% of the grant to fund the County's CDBG Economic Development Program; allocate 15% of the grant to fund public service activities and of this amount, 75% was designated by the BCC towards the operation of the Senator Philip D. Lewis Center (Homeless Resource Center) and the remaining 25% was allocated on a competitive basis to non-profit agencies through a process which prioritized activities aimed at assisting special needs, elderly and disabled persons; allocate 20% to fund program planning and administration. Additionally, funds will provide for public facilities and improvements, infrastructure, housing rehabilitation and demolition, program implementation and fair housing.
- **HOME Program:** The allocation is \$1,590,204. The County proposes to use HOME funds to fund the following activities: Community Housing Development Organization (CHDO) Administered Activities, CHDO Operating Expenses, Individual Development Accounts, Developer Rental Program, and Program Administration.
- **ESG Program:** The estimated allocation is \$531,619. The County proposes to fund agencies that provide services related to Homeless Prevention, Rapid Re-housing and Emergency Shelter. As required by the regulations, 40% of the funding is proposed to be used for Homeless Prevention and Rapid Re-housing activities.

The Plan provides a description of the actions, projects, and programs that will take place during FY 2012-13 to address the priority needs and specific goals and objectives identified in the County's Five Year Consolidated Plan (FY 2010-15). Hence, it seeks to address the overall

community development goal of achieving decent housing, a suitable living environment, and expanded economic development opportunities principally for low- and moderate- income persons. Objectives are proposed to be accomplished utilizing the aforementioned federal programs, and other funds that are reasonably expected to be made available, including but not limited to Federal DRI grant funds (administered through the State of Florida Department of Economic Opportunity), NSP2, NSP3, state funds and public housing funds. Accordingly, the following provides a summarized discussion of the same.

### **Planned Objectives and Outcome**

#### **HOUSING**

During FY 2012-13 Palm Beach County proposes to accomplish the following:

- Retain the Affordable Housing Stock.
  - Assist 7 extremely low-, low-, and moderate- income owners to rehabilitate their homes. (objective 2.2).
  - Assist 60 extremely low and low income renters through rehabilitation of rental housing units.
- Increase the Availability of Permanent Affordable Housing in Standard Condition.
  - Assist 274 extremely low-, low-, and moderate-income renters through new housing construction of rental units and acquisition of residential properties to create rental units. (objective 1.1)
  - Assist 133 extremely low-, low-, moderate- income and middle-income homebuyers to acquire (with or without rehabilitation) homes. (objective 2.3)
  - Assist 147 extremely low- income renters through rental assistance in coordination with public housing authorities (Objective 1.3a)

#### **HOMELESSNESS**

During FY 2012-13 Palm Beach County proposes to accomplish the following:

- Move 1,296 homeless persons into permanent housing. (objective 3.1).
- Provide 1,231 homeless persons with transitional and emergency housing and associated services. (objective 3.2).
- Provide assistance to 360 persons who are at risk of becoming homeless. (objective 3.3).
- Provide assistance to 150 chronic homeless persons (objective 3.4).

#### **NON HOMELESS SPECIAL NEEDS**

During FY 2012-13 Palm Beach County proposes to accomplish the following:

- Palm Beach County shall provide assistance to 1250 mentally challenged special needs persons (objective 4.1).
- Support applications from provider agencies seeking funding from other sources.

#### **PROVISION OF SUITABLE LIVING ENVIRONMENT**

During FY 2012-2013, Palm Beach County proposes to accomplish the following:

- Improve quality/increase quantity of public improvements for low-income persons:

- Fund three (3) water and sewer improvement project in the amount of \$1,196,935. These projects are expected to benefit a combined total of 9,320 persons (Objective 6.1a).
- Fund one (1) street and sidewalk improvement projects in the amount of \$173,174. Project is expected to benefit 110 persons (Objective 6.1b).
- Improve quality/increase quantity of neighborhood facilities for low-income persons:
  - Fund 4 park/gymnasium improvement activities in the amount of \$432,978. The projects are expected to benefit 21,924 persons. (objective 7.1i).
- Improve quality/increase quantity of public service activities for low-income persons
  - Fund two (2) projects to provide services to the disabled in the amount of \$38,633. These projects are expected to benefit 185persons (Objective 8.1b).
  - Fund one child care service project in the amount of \$9,911. This project is expected to benefit 110 children (Objective 8.1d).
  - Fund two (2) health service projects in the amount of \$20,220. These projects are expected to benefit 744 persons (Objective 8.1g).
  - Fund two (2) domestic violence service projects in the amount of \$24,882. These projects are expected to benefit 731 persons (Objective 8.1i).
  - Fund two (2) abused and neglected children service projects in the amount of \$48,475. These projects are expected to benefit 154 persons (Objective 8.1j).
  - Fund two (2) housing related services in the amount of \$57,039. These projects are expected to benefit 1,672 persons (Objective 8.1k).
  - Fund 4 projects providing homeless services in the amount of \$641,790. These projects are expected to benefit 1,002 persons(Objective 8.1l).
- Increase the Safety and Livability of Neighborhoods through the Revitalization of Deteriorating or Deteriorated Neighborhoods
  - Fund demolition of 4 structures as part of a program to remove unsafe and dilapidated vacant structures in the amount of \$44,000.
  - Consult with SHPO for undertaking fifteen (15) activities (re. eligible residential properties, and vacant land).

### EXPAND ECONOMIC OPPORTUNITIES

During FY 2012-2013, Palm Beach County proposes to accomplish the following:

- The County will set aside \$539,376 of its CDBG grant to provide funding to projects that retain or create jobs for low/mod income persons. (Objective 9.2c).
- The County will utilize Section 108 loan program funds and BEDI funds totaling \$7.65 million to assist two (2) projects which are expected to create/retain 155 jobs. (objective 9.2b).

### Past Performance (FY 2010-11)

According to the Palm Beach County Comprehensive Annual Performance Report (CAPER) for FY 2010-11, the County undertook projects within its jurisdiction to provide decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons. A summary of the accomplishments are shown below:

- A total of 174 households were assisted through housing rehabilitation and housing acquisition;
- A total of 297 households were assisted through rental new construction or rental assistance;
- A total of twelve (12) public facilities and infrastructure improvement activities were completed;
- CDBG and ESGP funded activities to assist the homeless and those at risk of becoming homeless provide service to 3,865 persons;
- Twelve (12) other public service activities were undertaken by non-profit organizations, serving 3,562 persons;
- 68 full-time equivalent jobs were created/retained under the Section 108 Loan Program and CDBG Program.

### **Summary of the citizen participation and consultation process**

The FY 2012-13 planning process began with the BCC Meeting held on January 17, 2012 where DES staff and County Administration sought direction on strategies for the FY 2012-13 CDBG Program as it related to the following categories of CDBG funding: Economic Development Activities, Area of Hope Funding for the Glades Tri Cities, Public Service Agencies, and Non-entitlement communities. After receiving direction from the BCC, DES began the process to notify interested parties of available CDBG funding. In addition, separate notification processes were carried out to do the same for the Emergency Solutions Grant (ESG) and the HOME Investment Partnership Program.

DES held two Regional Meetings, one in the eastern portion of the County and the other in the western county, to inform interested parties about the CDBG, ESG, and HOME Programs, to explain the consolidated planning process, to provide technical training, review past performance, and to solicit comments about housing and community development needs. The Eastern Regional Meeting was held on April 6, 2012, and the Western Regional Meeting on April 7, 2012. These two meetings were advertised in the Palm Beach Post on March 2, 2012 and posted to the DES website.

In addition, during the course of preparing the CDBG and ESGP aspects of the Action Plan, specific meetings were held to among other things, advise the public of the application process and make recommendations for funding. Finally, the availability of the draft Action Plan was advertised in the Palm Beach Post and on DES's website on June 8, 2012. Also advertised in this same notice were the time, dates and place of two public meetings scheduled to be held on June 20, 2012 and July 10, 2012 to discuss the Plan. A summary of all meetings mentioned above are outlined below.

## **Regional Meetings**

These two meetings were advertised in the Palm Beach Post on March 2, 2012 and posted to the DES website.

### **1. Eastern County Regional Meeting:**

Date: March 6, 2012  
Time: 1:30 pm  
Location: 100 Australian Ave., Suite 1-470, West Palm Beach, FL 33406

#### **Purpose:**

To inform interested parties about the CDBG, ESG, and HOME Programs, to explain/advise of BCC directions; to explain the consolidated planning process; to provide technical training; review past performance (i.e. FY 2010-11; and to solicit comments about housing and non-housing community development needs.

#### **Public Input Received:**

- One attendee from the Legal Aid Society of Palm Beach County disagreed with the BCC's decision to award 75% of CDBG public service funding to the County's Homeless Resource Center.
- Other attendees asked questions regarding the process to submit an application for funding, the BCC priorities and HUD Requirement, the amount of public service funding that would be available in FY2012-13, and about the new Emergency Solutions Program.

#### **Actions Taken to Address Comments:**

- Regarding the first comment, Staff advised the member of the public to submit the comment, in writing, to the DES Director. Staff also informed the public that the July 10<sup>th</sup> BCC Public Hearing is one other forum at which this comment may be raised.
- Regarding the other inquiries/comments made during the meeting, staff answered all questions and advised the attendees of how to schedule a technical assistance session with staff should they require further assistance.

### **2. Western County Regional Meeting:**

Date: March 7, 2012  
Time: 10:00 am  
Location: Bryant Auditorium, 2976 State Road 15, Belle Glade, FL 33430

#### **Purpose:**

To inform interested parties about the CDBG, ESG, and HOME Programs, to explain/advise of BCC directions; to explain the consolidated planning process; to provide technical training; review past performance (FY 2010-11); and to solicit comments about housing and non-housing community development needs.

Public Input Received:

- An employee of the PBC Community Services stated that HPRP funds utilized by their department to carry out rapid re-housing activities will expire during FY 2012-13 and asked DES staff to consider allocating HOME Program funds to continue the activity.

Actions Taken to Address Comments:

Staff advised the attendees that the comment above will be considered during the planning process for FY 2012-13.

**CDBG Specific Meetings**

**1. CDBG Public Service RFP Presubmittal Conference**

Date: March 29, 2012  
Time: 1:00 pm  
Location: 2300 N. Jog Road, Suite VC-1W-47, West Palm Beach, FL 33411

Purpose:

The RFP for CDBG Public Service Activities was published in The Palm Beach Post on March 12 & 15, 2012, and was also posted on the DES website. The Postings and advertisements also advised of the date of the Pre-submittal Conference. This meeting provided further instruction and explanation beyond the RFP package and clarified aspects of the RFP based on input from prospective responders. Topics covered included the following: CDBG Program history, availability of funding, eligible respondents, eligible activities and costs, CDBG National Objectives, proposal requirements and proposal evaluations.

Public Input Received:

- Technical questions were asked by several attendees regarding the following: clarification of important dates, how to meet requirements for countywide status, how regulations affect the County's need to fund a fair housing activity, and general questions related to formatting and submittal instructions.

Actions Taken to Address Comments:

- Staff answered all questions asked during the meeting and also published an addendum which addressed all questions posed at the meeting as well as those posed to staff via e-mail. The addendum was distributed directly to those entities who registered to receive the RFP packet.

**2. CDBG Public Service RFP Staff Ranking Committee**

Date: May 16, 2012  
Time: 8:00 am  
Location: 100 Australian Ave., Suite 1-470, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was to review the staff prepared evaluation of the proposals found to be responsive to the RFP and to assign scores to each proposal. The review was conducted by the staff of the Strategic Planning Section and there was representation from the County Attorney's Office. The meeting was advertised in the Palm Beach Post on May 10, 2012 and on the DES website. Written notification was also sent to all responsive respondents who were provided an opportunity to address the Committee to clarify any issues staff raised during the presentations and discussions.

Public Input Received:

- Four RFP respondents addressed the committee to clarify various issues raised by staff during the discussion of the RFP submission.
- One RFP respondent asked staff to verify the definition of homelessness.
- One Proposer objected to being the first proposal reviewed, and not being asked to clarify any issues which staff may have identified.

Actions Taken to Address Comments:

- After hearing respondent's comments, staff revisited each proposal and reevaluated their scoring based on the clarifications made by respondents.
- Staff also verified, during the meeting, that they had used HUD's definition of homelessness during the review of proposals and at the ranking meeting.
- Staff explained to the Proposer the reasoning behind choosing their proposal to be the first one to be evaluated. Staff also indicated that the reviewer did not identify any area in the RFP response that needed clarification.

**3. CDBG Public Service RFP Selection Committee Meeting**

Date: May 21, 2012

Time: 8:00 am – 11:30 am

Location: 301 N. Olive, McEaddy Conference Room, West Palm Beach, FL 33401

Purpose:

The purpose of this meeting was to formulate funding recommendations based on staff evaluations and scoring. Notification of this meeting was advertised in the Palm Beach Post on May 10, 2012. The notice was also posted on DES's website and the respondents were also informed of the meeting in writing. In addition to members of the Committee, DES's Strategic Planning Section staff and the Senior Assistant County Administrator were also present.

Public Input Received:

Three RFP Respondents commented on the funding recommendations made by the committee.

- One respondent from the Children's Place at HomeSafe stated the agency applied for funding based on their knowledge that CDBG funding for FY 2012-13 had been reduced.
- One respondent from Healthy Mothers Healthy Babies stated that based on the methodology used to distribute funds, the committee was unfair to the agency in

their funding recommendations because the agency was being penalized for not applying for funding in the previous year.

- One respondent from Aid to Victims of Domestic Abuse stated that the Selection Committee did not adhere to the RFP being that funding recommendations were not made solely on scores as was stated in the RFP, but instead another rubric was used to assign funds.

Actions Taken to Address Comments:

- The Committee acknowledged the comments made and the Committee Chair advised respondents/members of the public of the BCC meeting of June 5, 2012, where the funding recommendations will be presented for discussion.

**4. BCC Meeting To Discuss RFP Funding Recommendations**

Date: June 5, 2012

Time: 9:00 am

Location: 301 N. Olive Avenue, West Palm Beach, FL 33401

Purpose:

The purpose of this meeting was to receive conceptual approval of the FY 2012-13 CDBG Public Service funding recommendations.

Public Input Received:

A member of the public from Aid to Victims of Domestic stated the agency's project will still be implemented additional funding will be required. The person requested that AVDA be considered for any excess CDBG monies which may become available.

Actions Taken to Address Comments:

The comments were noted by the Board Members.

**ESG Specific Meetings**

**1. Meeting 1: Homeless Continuum of Care Grant Review Committee**

Date: April 19, 2012

Time: 10:00 am

Location: 100 Australian Ave., Suite 4-234, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was to establish Board positions and elect a chair, to discuss the dates and locations of meetings, and for staff to distribute applications for funding and a responsiveness review of each application which was prepared by DES staff.

Public Input Received:

No one from the public attended this meeting.

Actions Taken to Address Comments:

No actions taken

**2. Meeting 2: Homeless Continuum of Care Grant Review Committee**

Date: May 2, 2012

Time: 1:00 pm

Location: 100 Australian Ave., Suite 1-470, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was to discuss the application, assign scores to each application, and to make funding recommendations. DES notified all responsive ESG applicants of the meeting on April 24, 2012 via email, and published a notice in the Palm Beach Post on April, 29, 2012. A notice was also placed on the DES website.

Public Input Received:

No public input was received.

Actions Taken to Address Comments:

No actions taken.

**3. Meeting 3: Homeless Continuum of Care Grant Review Committee**

Date: May 7, 2012

Time: 10:30 am

Location: 100 Australian Ave., Suite 4-790, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was for the Committee to finalize their funding recommendations made at the meeting held on May 2, 2012. Notice of Meeting was posted on the DES website on may 3, 2012 and e-mails advising of the meeting was sent to all applicants.

Public Input Received:

An employee from the Center for Family Services thanked the Committee for their efforts to review the applications and to fairly allocate funding.

Actions Taken to Address Comments:

No actions taken.

**Draft Action Plan Meetings**

**1. Public Meeting on Draft Action Plan:**

Date: June 20, 2012

Time: 2:00 pm

Location: 100 Australian Ave., Suite 1-470, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was to present the FY 2012-2013 Palm Beach County Draft Action Plan, which contains, among other things the funding recommendations for the CDBG, ESGP and HOME Programs, to the public and to the Board of County Commissioners, solicit their comments related to the draft Plan, and receive input on community needs. Notice of this meeting was published in the Palm Beach Post on June 9, 2012 and was also posted on DES's website.

Public Input Received:

The Chairman of the Homeless and Housing Alliance also an employee of The Lord's Place asked staff to explain the process it undertook to create strategies for utilizing FY 2012-13 HOME Program funding, specifically if public input was sought during the process. The commenter also recommended that HOME fund be used to implement a Tenant Based Rental Program which would be used to perpetuate a Rapid Re-housing program funded under the expiring HPRP Program. This comment was reinforced through a letter addressed to DES Director, County Administration and all seven County Commissioners.

Actions Taken to Address Comments:

The commenter was informed that DES conducts research and solicits public feedback to develop the strategies under the HOME Program. Based on this for FY 2012-13, the First-time Homebuyers Program was replaced with a new strategy, the Individual Developer Account. This strategy was adopted many eligible families were not being assisted since they did not wish to have a lien on their property, which was a requirement under the First-time Homebuyers Program. Staff also emphasized that the strategies adopted must meet priorities set forth by the Five Year Consolidated Plan. The Goals and Objectives in the Five Year Plan were developed based on extensive research, planning studies, and public input. Also, recently staff had conducted two public meetings to receive public input on what should be included in the Action Plan.

**2. Board of County Commissioners (BCC) Public Hearing:**

Date: July 10, 2012  
Time: 9:00 am  
Location: 301 N. Olive Avenue, West Palm Beach, FL 33401

Purpose:

The purpose of the hearing was to obtain BCC approval of the Palm Beach County Draft Action Plan for FY 2012-2013 and obtain public input. Notice of this meeting was published in the Palm Beach Post on June 9, 2012 and was also posted on DES's website.

Public Input Received:

No public comments were received during the meeting.

Actions Taken to Address Comments:

n/a

**B. STANDARD FORMS 424**

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**APPLICATION FOR FEDERAL ASSISTANCE**

R2012-0943  
OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> August 3, 2012	<b>Applicant Identifier</b> B-12-UC-12-0004
<input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<b>3. DATE RECEIVED BY STATE</b>	<b>State Application Identifier</b>
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	<b>Federal Identifier</b>
<b>5. APPLICANT INFORMATION</b>			
<b>Legal Name:</b> Palm Beach County Board of County Commissioners		<b>Organizational Unit:</b> Department: Department of Economic Sustainability	
<b>Organizational DUNS:</b> 078470481		<b>Division:</b> Strategic Planning Section	
<b>Address:</b> Street: 100 Australian Avenue, Suite 500		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
<b>City:</b> West Palm Beach		<b>Prefix:</b> Mr.	<b>First Name:</b> Edward
<b>County:</b> Palm Beach County		<b>Middle Name</b> W.	
<b>State:</b> Florida	<b>Zip Code</b> 33406	<b>Last Name</b> Lowery	
<b>Country:</b> United States of America		<b>Suffix:</b>	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 59-6000785		<b>Phone Number (give area code)</b> 561-233-3602	<b>Fax Number (give area code)</b> 561-233-3651
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) County Government Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): Community Development Block Grant 14-218		<b>9. NAME OF FEDERAL AGENCY:</b> Department of Economic Sustainability	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> Palm Beach County, FL (Countywide)		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Palm Beach County's CDBG Program activities include public facilities, infrastructure, public services, housing rehabilitation, demolition, fair housing activities, economic development activities, and program administration.	
<b>13. PROPOSED PROJECT</b> Start Date: 10/01/12 Ending Date: 9/30/13		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant 16,19,22,23 b. Project 16,19,22,23	
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ 5,393,765.00	a. Yes. <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ .00	DATE:	
c. State	\$ .00	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ .00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ .00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$ 25,000.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ 5,418,765.00		
<b>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.</b>			
<b>a. Authorized Representative</b>			
<b>Prefix</b> Ms.	<b>First Name</b> Shelley	<b>Middle Name</b>	
<b>Last Name</b> Vana		<b>Suffix</b>	
<b>b. Title</b> Chair		<b>c. Telephone Number (give area code)</b> 561-355-2712	
<b>d. Signature of Authorized Representative</b> <i>Shelley Vana</i>		<b>e. Date Signed</b> JUL 10 2012	

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Palm Beach County  
By *Wendy Paul*  
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
*[Signature]*  
COUNTY ATTORNEY

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

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> August 3, 2012	Applicant Identifier S-12-UC-12-0016
<input type="checkbox"/> Construction	Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier

**5. APPLICANT INFORMATION**

Legal Name: Palm Beach County Board of County Commissioners	<b>Organizational Unit:</b> Department: Department of Economic Sustainability
Organizational DUNS: 078470481	Division: Strategic Planning Section
<b>Address:</b> Street: 100 Australian Avenue, Suite 500	<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b> Prefix: Mr. First Name: Edward
City: West Palm Beach	Middle Name W.
County: Palm Beach County	Last Name Lowery
State: Florida Zip Code 33406	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)  
County Government  
Other (specify)

**9. NAME OF FEDERAL AGENCY:**  
Department of Economic Sustainability

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

**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:**  
Provision of 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, FL (Countywide)

**13. PROPOSED PROJECT**

Start Date: 10/01/12	Ending Date: 9/30/13
-------------------------	-------------------------

**14. CONGRESSIONAL DISTRICTS OF:**  
a. Applicant 16,19,22,23      b. Project 16,19,22,23

**15. ESTIMATED FUNDING:**

a. Federal	\$	531,619.00
b. Applicant	\$	.00
c. State	\$	.00
d. Local	\$	.00
e. Other	\$	.00
f. Program Income	\$	.00
g. TOTAL	\$	531,619.00

**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 Chair	c. Telephone Number (give area code) 561-355-2712	
d. Signature of Authorized Representative	e. Date Signed JUL 10 2012	

Sharon R. Bock, Clerk & Comptroller  
Palm Beach County

By *[Signature]*  
Deputy Clerk

*[Signature]*  
COUNTY ATTORNEY

R2012 0945

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	Pre-application	2. DATE SUBMITTED August 3, 2012	Applicant Identifier M-12-UC-12-0215
	<input type="checkbox"/> Construction	3. DATE RECEIVED BY STATE	State Application Identifier
	<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: Strategic Planning Section
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 County	Last Name Lowery
State: Florida Zip Code 33406	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)

County Government

Other (specify)

9. NAME OF FEDERAL AGENCY:  
Department of Economic Sustainability

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:  
14-239

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:  
Countywide 1st/2nd Mortgage for First-time Homebuyers Program, Lease, Individual Development Account Program, CHDO Program Administration, CHDO operating expenses, and Home Program Administration.

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):  
Palm Beach County, FL (Countywide)

13. PROPOSED PROJECT

Start Date: 10/01/12	Ending Date: 9/30/13
-------------------------	-------------------------

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant 16,19,22,23	b. Project 16,19,22,23
-----------------------------	---------------------------

15. ESTIMATED FUNDING:

a. Federal	\$	1,590,204 <sup>00</sup>
b. Applicant	\$	<sup>00</sup>
c. State	\$	<sup>00</sup>
d. Local	\$	<sup>00</sup>
e. Other	\$	<sup>00</sup>
f. Program Income	\$	<sup>00</sup>
g. TOTAL	\$	1,590,204 <sup>00</sup>

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 Chair	c. Telephone Number (give area code) 561-355-2712	
d. Signature of Authorized Representative <i>Shelley Vana</i>	e. Date Signed JUL 10 2012	

Authorized for Local Reproduction  
Sharon R. Bock, Clerk & Comptroller  
Palm Beach County

By *[Signature]*  
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
*[Signature]*  
COUNTY ATTORNEY

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

## **C. CITIZEN PARTICIPATION (91.220(b))**

### **1. Summary of the citizen participation and consultation process**

DES involves the public and interested parties at multiple stages during the planning process, specifically by engaging them at public meetings held to disseminate information about the CDBG, ESG and HOME Programs and solicit feedback about housing and community development needs. In addition, meetings are held to review applications for funding and meetings that present the County's Draft Action Plan (AP) to the public and BCC. DES accepts public feedback at all meetings, in writing and provides a 30 day public comment period after the draft AP is published. A notification process is also established to advise of each stage of the process, which typically includes public notices, announcements on the DES website, and direct correspondence to registered and interested parties.

The FY 2012-13 planning process began with the BCC Meeting held on January 17, 2012 where DES staff and County Administration sought direction on strategies for the FY 2012-13 CDBG Program as it related to following categories of CDBG funding: Economic Development Activities, Area of Hope Funding for the Glades Tri Cities, Public Service Agencies, and Non-entitlement communities. After receiving direction from the BCC, DES began the process to notify interested parties of available CDBG funding. In addition, separate notification processes were carried out to do the same for the Emergency Solutions Grant (ESG) and the HOME Investment Partnership Program.

To begin the series of meetings, DES held two Regional Meetings to inform interested parties about the CDBG, ESG, and HOME Programs, to explain the consolidated planning process, to provide technical training, review past performance, and to solicit comments about housing and community development needs. Due to the size of the County, the Department holds one meeting that is centrally located and another is held in the Glades Region for entities in the Western-most portion of the County. The Eastern Regional Meeting was held on April 6, 2012, and the Western Regional Meeting on April 7, 2012. These two meetings were advertised in the Palm Beach Post on March 2, 2012 and posted to the DES website.

Once the CDBG and ESG specific meetings were concluded and DES had prepared its Draft AP, it held a meeting on June 20, 2012 to present the Draft AP to the public and solicit feedback about the County's proposed use of funding for FY 2012-13. A public notice appeared in the Palm Beach Post on June 9, 2012 and was posted to the DES website advising of the publication of the draft plan, the public meeting, BCC hearing, and how to submit comments during the 30 day comment period. A sentence in Spanish and in Creole was added to the public notice advising Spanish-speaking and Creole-speaking persons to contact DES at a specific number if a translator was required to answer questions or comments. After the comment period, DES presented the Draft Action Plan to the BCC on July 10, 2012. At that Public Hearing the public again had an opportunity to present their feedback to the commissioners prior to their approval of the draft plan. Following is a summary of the specific meetings and/or notification processes DES held for the CDBG, ESG and HOME Programs.

## CDBG

A RFP for CDBG Public Service Activities was published in The Palm Beach Post on March 12 & 15, 2012. The notice was also posted on the DES website. It advised interested parties how to obtain and submit an RFP registration form in order to receive the RFP package. In addition, DES notified municipalities participating in the County's entitlement jurisdiction and County Departments of the available funding. The County's CDBG jurisdiction includes a total of 30 municipalities, seven of which receive a CDBG entitlement share of funding. Those entitlement municipalities were advised of their entitlement and requested to submit applications to utilize their funds. The remaining 23 non-entitlement municipalities and County Departments were advised of the opportunity to apply for CDBG funding on a competitive basis along with County Departments.

DES published a notice in the Palm Beach Post and on DES's website on March 12 & 15, 2012 advising of a CDBG Public Service RFP Pre-Submittal Conference that was held on March 29, 2012 for entity's who registered to receive the RFP Package. That meeting informed registrants of the FY 2012-13 CDBG Program for public service activities and provided them an opportunity to have questions answered regarding the program and RFP. Topics covered at this meeting included: CDBG program history, available funding, eligible respondents, eligible activities, HUD regulatory requirements, and proposal requirements. After this meeting, two additional meetings were held, one to review staff evaluations and assign scores and, one to make funding recommendations.

The Staff Ranking Committee Meeting was held on May 16, 2012 where staff's proposal evaluations were reviewed and scored as a group. The meeting was advertised in the Palm Beach Post on May 10, 2012, on the DES website, and via written correspondence to responsive respondents. The committee was made up of DES staff, and the Assistant County Attorney was present only in an advising capacity. Respondents were provided an opportunity to respond to the reviews and to clarify any issues raised by the evaluations. The committee then finalized their scores for each proposal based on five categories of evaluation, which included: activity description and identification of needs, activity design and approach, organizational capacity and past performance, budget and cost reasonableness, and financial stability. In addition, extra points were assigned if the proposal met a BCC priority and/or HUD requirement. The Committee forwarded their evaluations and scoring results to the selection committee members who met on May 21, 2012. This meeting was also advertised via the Palm Beach Post May 10<sup>th</sup> advertisement, the DES website, and by written correspondence. At the Selection Committee Meeting a panel consisting of DES staff and the Assistant County Administrator reviewed staff's evaluations and scoring to make funding recommendation for the proposals. The Assistant County Attorney was also present at this meeting, but only served in an advising capacity.

## ESG

DES facilitated a series of three meetings for the Homeless Continuum of Care Grant Review Committee so that they may perform general board duties, such as elections, review ESG applications for funding, interview applicants, and making funding recommendations. The Committee is comprised of 5 members, which meet until the goals of the board are realized.

The first meeting was held on April 19, 2012 for the Committee to establish Board positions and elect a chair, to discuss the dates and locations of meetings, and for staff to distribute

applications for funding and staff responsiveness review's to the committee. This meeting was not advertised to the public since it was held for the committee to perform general housekeeping duties and receive training.

The Committee reconvened on May 2, 2012 to discuss their application evaluations, assign scores, and to make funding recommendations. On behalf of the committee, DES notified all responsive ESG applicants of the meeting on April 24, 2012 via email, and published a notice in the Palm Beach Post on April, 29, 2012, and on the DES website. On May 7, 2012, the Committee met for the final time to finalize their funding recommendations. DES notified all responsive ESG applicants of the meeting via email on May 3, 2012.

#### HOME

During FY 2012-13, DES plans to begin the process to structure and implement the Individual Development Account and the Developer Rental Program; and to continue the process of recertifying CHDOs. The RFP for the Developer Rental Program is expected to be published during August 2012, while the recertification of CHDOs is an on-going process.

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## Summary of Citizen Comments or Views on the Plan

Following is a summary of citizen comments received at the ten meetings held: two Regional Meetings, three CDBG specific meetings, three ESG specific meetings, and two meetings to discuss the Draft Action Plan.

### Regional Meetings

#### 1. Eastern County Regional Meeting:

Date: March 6, 2012  
Time: 1:30 pm  
Location: 100 Australian Ave., Suite 1-470, West Palm Beach, FL 33406

##### Purpose:

The purpose of this meeting was to inform interested parties about the CDBG, ESG, and HOME Programs, to explain the consolidated planning process, to provide technical training, review past performance, and to solicit comments about housing and community development needs.

##### Public Input Received:

One attendee from the Legal Aid Society of Palm Beach County stated that she wanted to contest the BCC's decision to award 75% of CDBG public service funding to the County's Homeless Resource Center. In addition, technical questions were asked regarding the process to submit an application for funding, the BCC priorities and HUD Requirement, the amount of public service funding for FY 12-13, and about ESG regulations.

##### Actions Taken to Address Comments:

Regarding the first comment, Staff advised the member of the public to submit her comments, in writing, to the DES Director. Staff also informed the public that the July 10<sup>th</sup> BCC Public Hearing is one other forum at which this comment may be raised. Regarding the technical inquiries made during the meeting, staff answered all questions and advised the attendees of how to schedule a technical assistance session with staff should they require further assistance.

#### 2. Western County Regional Meeting:

Date: March 7, 2012  
Time: 10:00 am  
Location: Bryant Auditorium, 2976 State Road 15, Belle Glade, FL 33430

##### Purpose:

The purpose of meeting was the same as this Eastern Regional Meeting.

##### Public Input Received:

An employee of the PBC Community Services stated that HPRP funds utilized by their

department to carry out rapid re-housing activities will expire during FY 2012-13 and asked DES staff to consider allocating HOME Program funds to continue the activity.

Actions Taken to Address Comments:

Staff advised the attendees that the above comment will be considered during the planning process for FY 2012-13 and reported under the FY 2012-13 Action Plan.

**CDBG Specific Meetings**

**1. CDBG Public Service RFP Presubmittal Conference**

Date: March 29, 2012  
Time: 1:00 pm  
Location: 2300 N. Jog Road, Suite VC-1W-47, West Palm Beach, FL 33411

Purpose:

The Presubmittal Conference was held for public service RFP registrants to provide further instruction and explanation beyond the RFP package. Topics covered included the following: CDBG Program history, availability of funding, eligible respondents, eligible activities and costs, CDBG National Objectives, proposal requirements and proposal evaluations.

Public Input Received:

Technical questions were asked by several attendees regarding the following: clarification of important dates, how to meet requirements for countywide status, how regulations affect the County's need to fund a fair housing activity, and general questions related to formatting and submittal instructions.

Actions Taken to Address Comments:

Staff answered all questions asked during the meeting and also published an addendum of questions and answers that was distributed directly to the RFP registrants.

**2. CDBG Public Service RFP Staff Ranking Committee**

Date: May 16, 2012  
Time: 8:00 am  
Location: 100 Australian Ave., Suite 1-470, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was to review evaluations of responsive RFP proposals for public service activities and assign scores as a group. Respondents were invited to the meeting and were provided the opportunity to address the Ranking Committee to clarify any issues staff raised during the evaluation presentations.

Public Input Received:

Four RFP respondents addressed the committee to clarify various issues presented by staff, and one RFP respondent asked staff to verify the definition of homelessness that

was used for their reviews and scoring. One Proposer from The Urban League of Palm Beach County addressed the Committee to say it was unfair to the agency because the Committee did not ask the agency to speak and because they received the lowest score of the proposals reviewed.

Actions Taken to Address Comments:

After hearing respondent's comments, staff revisited each proposal and reevaluated their scoring based on the clarifications made by respondents. Staff also verified, during the meeting, that they had used HUD's definition of homelessness during the review of proposals and at the ranking meeting. Staff reminded the Proposer that the Chair had advised at the beginning of the meeting that questions would only be asked of respondents if further clarification was required. Staff pointed out that several other agencies were also not asked to provide any clarification of information. In addition, staff advised the Proposer that the Committee had not yet concluded its review of proposals, which would include revisiting each proposal once public comments were complete, and that scores were not final until the last step is completed.

**3. CDBG Public Service RFP Selection Committee Meeting**

Date: May 21, 2012  
Time: 8:00 am – 11:30 am  
Location: 301 N. Olive, McEaddy Conference Room, West Palm Beach, FL 33401

Purpose:

The purpose of this meeting was for a panel consisting of DES staff and the Assistant County Administrator to review staff evaluations and scoring and formulate funding recommendations.

Public Input Received:

Three RFP Respondents commented on the funding recommendations made by the committee. A Respondent from Children's Place at HomeSafe stated the agency applied for funding based on their knowledge that CDBG funding for FY 2012-13 had been reduced. A Respondent from Healthy Mothers/Healthy Babies stated that the committee was unfair to the agency in their funding recommendations because it was first based on the amount the money awarded by DES to each agency for FY 11-12. Their agency did not apply for funding that fiscal year and as a result was penalized with reduced funding. A Respondent from Aid to Victims of Domestic Abuse stated that the Selection Committee did not adhere to the RFP being that funding recommendations were not made solely on scores as was stated in the RFP, but instead they used another rubric to assign funds.

Actions Taken to Address Comments:

The Committee acknowledged the comments made and the Committee Chair advised respondents/members of the public of the BCC meeting where the funding recommendations will be presented for discussion.

#### **4. BCC Meeting to Discuss RFP Funding Recommendations**

Date: June 5, 2012  
Time: 9:30 am  
Location: 301 N. Olive Ave., West Palm Beach, FL 33401

Purpose:

The purpose of this meeting was to receive conceptual approval of the FY 2012-13 CDBG Public Service funding recommendations.

Public Input Received:

A member of the public from Aid to Victims of Domestic Abuse thanked staff for their work in reviewing RFP proposals and making funding allocations. They stated that their agency's project will still be implemented, but will be required to seek additional sources of funding. They asked if any excess CDBG monies become available to please consider her agency. They provided statistics on domestic abuse in Palm Beach County.

Actions Taken to Address Comments:

The comments were noted by the members of the Board of County Commissioners

#### **ESG Specific Meetings**

##### **1. Homeless Continuum of Care Grant Review Committee Meeting 1:**

Date: April 19, 2012  
Time: 10:00 am  
Location: 100 Australian Ave., Suite 4-234, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was to establish Board positions and elect a chair, to discuss the dates and locations of meetings, and for staff to distribute applications for funding and responsiveness reviews.

Public Input Received:

No one from the public attended this meeting.

Actions Taken to Address Comments:

No actions taken

**2. Homeless Continuum of Care Grant Review Committee Meeting 2:**

Date: May 2, 2012  
Time: 1:00 pm  
Location: 100 Australian Ave., Suite 1-470, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was to discuss application evaluations, assign scores, and to make funding recommendations.

Public Input Received:

No public input was received.

Actions Taken to Address Comments:

No actions taken

**3. Homeless Continuum of Care Grant Review Committee Meeting 3:**

Date: May 7, 2012  
Time: 10:30 am  
Location: 100 Australian Ave., Suite 4-790, West Palm Beach, FL 33406

Purpose:

The purpose of this meeting was for the Committee to finalize their funding recommendations made at the second meeting.

Public Input Received:

An attendee from the Center for Family Services thanked the Committee for their efforts to review applications and fairly allocate funding.

Actions Taken to Address Comments:

No actions taken.

## **Draft Action Plan Meetings**

### **1. Public Meeting on Draft Action Plan:**

Date: June 20, 2012  
Time: 2:00 pm  
Location: 100 Australian Ave., Suite 1-470, West Palm Beach, FL 33406

#### **Purpose:**

The purpose of this meeting was to present the FY 2012-13 Palm Beach County Draft Action Plan to the public and to solicit their comments related to the draft Plan. DES staff gave presentations related to the methodologies utilized to distribute funding under the CDBG, ESG, and HOME Programs and then outlined the specific funding recommendations.

#### **Public Input Received:**

(1) Daniel Gibson, of the Homeless and Housing Alliance and The Lord's Place asked staff to explain the process it undertook to create strategies for utilizing FY 2012-13 HOME Program funding, specifically if public input was sought during the process.

(2) Mr. Gibson addressed staff regarding the proposed use of FY 2012-13 HOME Program funds, specifically about using the funds to implement a tenant based rental assistance program. He explained the success of the Rapid Re-Housing Program carried out by The Lord's Place and Adopt A Family under the HPRP Program, and the national success of HPRP. He urged staff to reconsider the FY 2012-13 HOME Program strategies and to include a rental assistance program that in effect will provide funding to continue the Rapid-Re Housing component to the HPRP Program. He then read a letter into the minutes that was addressed to Ed Lowery and copied each BCC member and the Assistant County Administrator. The letter, written on behalf of the Homeless Housing Alliance, summarized his request to include rental assistance under the HOME Program.

#### **Actions Taken to Address Comments:**

(1) Ms. Eaddy-Langford explained that DES conducts research and solicits public feedback to develop the strategies under the HOME Program. For FY 2012-13, the First-time Homebuyers Program was replaced with a new strategy, the Individual Developer Account, to maximize the dollars available to assist homebuyers with down payment assistance. She said DES observed that many eligible families were not being assisted because some homebuyers did not wish to have a lien on their property, which was a requirement under the First-time Homebuyers Program. Mr. Clarke emphasized that the strategies must meet priorities set forth by the Five Year Consolidated Plan. The Goals and Objectives in the Five Year Plan are developed based on extensive research, planning studies, and public input. He also advised that staff had previously conducted two public meetings on March 6 and 7 to receive public input on what should be included in the Action Plan and that the strategies now included were a result of that feedback.

(2) Staff thanked Mr. Gibson for his input. Staff further explained that his feedback was very important and would be included in the FY 2012-13 Action Plan and will be utilized in the planning process.

**2. Board of County Commissioners (BCC) Public Hearing:**

Date: July 10, 2012

Time: 9:00 am

Location: 301 N. Olive Avenue, West Palm Beach, FL 33401

Purpose:

The purpose of the hearing was to obtain BCC approval of the Palm Beach County Draft Action Plan for FY 2012-2013 and obtain public input. This meeting concluded the series of meetings held by DES to inform the public of the planning process, to explain the CDBG, ESG and HOME Programs, to review applications for funding, to make funding recommendations, and to obtain public input as it relates to the Action Plan.

Public Input Received:

No Comments were received.

Actions Taken to Address Comments:

N/A

**2. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

All comments received, both oral and written, were accepted by DES.

**D. RESOURCES - 91.220(c)(1) and (c)(2)**

1. This section identifies the Federal and Non-Federal Resources reasonably expected to be made available during FY 2012-2013 to address the priority needs and specific objectives identified in the Five-Year Consolidated Plan. The table below provides a summary of the activities by objective that will be conducted during FY 2012-2013 as addressed in the Consolidated Plan. A breakdown of funding resources is outlined in Tables D-1 through D-7.

Objective Number	Objective Description
<b>1.1.a</b>	Production of new affordable rental housing
<b>1.1.b</b>	Acquisition of residential properties to create rental units
<b>2.1.a</b>	Acquisition of existing owner housing
<b>2.2.a</b>	Rehabilitation of existing owner units
<b>2.3.a</b>	Homeownership Assistance
<b>2.4</b>	Improve access to affordable housing for minorities
<b>3.1</b>	Increase the number of homeless persons moving into permanent housing
<b>3.2</b>	Provide services including temporary and transitional housing to homeless persons
<b>3.3</b>	Assist persons at risk of becoming homeless
<b>4.1</b>	Increase range of housing options and related services for persons with special needs
<b>5.2.a</b>	Demolition and Clearance
<b>5.2.d.</b>	Consult with SHPO for eligible residential structures, and vacant land
<b>6.a</b>	Fund water/sewer projects
<b>6.b</b>	Fund street improvement projects
<b>7.1.i</b>	Fund parks and recreational facilities
<b>8.1.b</b>	Fund projects that service the disabled
<b>8.1.c</b>	Fund youth services projects
<b>8.1.d</b>	Fund child care services
<b>8.1.g</b>	Fund health service projects
<b>8.1.i</b>	Fund domestic violence service projects
<b>8.1.j</b>	Fund abused and neglected children service projects
<b>8.1.k</b>	Housing related services
<b>8.1.l</b>	Homeless services
<b>9.2.b</b>	Economic development assistance to businesses and access to capital/credit for development

**a. Formula Grants**

Formula grants from the Federal Government totaling \$7,450,588 are expected to be received by Palm Beach County during FY 2012-2013. When combined with anticipated CDBG program income of \$25,000, the total of \$7,475,588 in Federal entitlement funding is expected to be available for distribution during the fiscal year. Specifically, funds are expected to be received under three (3) Entitlement Grant Programs: Community Development Block Grant (CDBG) in the estimated amount of \$5,393,765; Emergency Solutions Grant Program (ESG) in the estimated amount of \$531,619; and Home Investment Partnership (HOME) in the estimated amount of \$1,590,204.

i. Community Development Block Grant

The CDBG program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for low- and moderate- income persons.

Palm Beach County has been allocated an estimated \$5,393,765 as its entitlement for FY 2012-2013. Palm Beach County uses CDBG funds for a Housing Rehabilitation Program, Demolition and Clearance Program. Public Service Activities, Public Facilities, Infrastructure Improvements, Project Implementation, Program Administration, and the Economic Development Program. More detailed description of the County's CDBG Program and Local Entitlement methodology can be found in Appendix I.

ii. Emergency Solutions Grant Program

This program is designed to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living, as well as to prevent homelessness. For FY 2012-2013, Palm Beach County has been allocated a estimated amount of \$531,619 from U.S. HUD through an entitlement formula under the ESG Program. Palm Beach County's ESG Program includes the following activities: emergency shelter operations, rapid re-housing to move the homeless into permanent housing, and homeless prevention services.

iii. Home Investment Partnership (HOME)

The HOME program was created by the 1990 Cranston-Gonzalez National Affordable Housing Act. The purpose of this program is to allocate funds to eligible participating jurisdictions to strengthen public/private partnerships for the provision of affordable housing opportunities for low- and very low- income households.

A sum of \$1,590,204 is anticipated to be allocated to Palm Beach County as an entitlement under the HOME program for FY 2012-2013. The HOME Program allocation will be used to fund Community Housing Development Organization (CHDO) Administered Activities, CHDO Operating Expenses, Individual Development Accounts, Developer Rental Program, and Program Administration.

**TABLE D-1  
Formula Grants**

<b>Source</b>	<b>Amount</b>
Community Development Block Grant (CDBG) Funds for housing, infrastructure, public facilities, public services, economic development, planning, and activity delivery are carried out by DES, municipalities, non-profit agencies, and businesses. Activities must meet a national objective.	\$5,393,765
Home Investment Partnership (HOME) Funds for CHDO-administered activities, CHDO expenses, Developer Rental Program, Individual Development Accounts, and administration.	\$1,590,204
Emergency Solutions Grant Program (ESG) Funds to non-profit agencies for the operation and maintenance of emergency shelters, rapid re-housing, homeless prevention activities, and program administration.	\$531,619
<b>Total Formula Grants and Program Income</b> See Table D-2 below	<b>\$7,515,588</b>

**Table D-2  
Summary of Formula Grants and Program Income**

<b>Source</b>	<b>Amount</b>
Formula Grants (includes reallocated funds)	\$7,515,588
Un-programmed Prior Year's Income not previously reported	\$0
Surplus Funds	\$0
Return of Grant Funds	\$0
Total Estimated Program Income	\$25,000
<b>TOTAL</b>	<b>\$7,540,588</b>

**b. Other Federal Resources**

In addition to the aforementioned Entitlement Grants expected to be received by Palm Beach County on a formula basis during FY 2012-2013, the following Federal resources are expected to be available to agencies within the County during FY 2012-2013:

- Public Housing Authority Funding - Capital Fund
- Public Housing Operating Subsidy
- Rural Development Rental Assistance Program (RDRAP)
- Continuum of Care
- Emergency Food and Shelter Program
- Ryan White Title I
- Neighborhood Stabilization Program 2 (NSP2)
- Neighborhood Stabilization Program 3 (NSP3)
- Section 108 Loan Guarantee Program and Brownfield Economic Development Initiative

**Table D-3  
Other Federal Funds**

Source(s)	Amount
Public Housing Authorities, Capital Fund, Public Housing Operating Subsidy, Rural Development Rental Assistance Program, Detailed in Table D-4	\$17,410,331
Continuum of Care	\$4,521,231
Emergency Food and Shelter Program, provision of “other shelter” (motels or halfway houses) for homeless families	TBD
Ryan White Part A (PBC Community Services Department) Funding for non-profit	\$9,054,547
Neighborhood Stabilization Program 2 (NSP-2) - Mortgage Program, Residential Redevelopment (acquisition and rehab), Neighborhood Redevelopment.	\$15,256,268
Neighborhood Stabilization Program 3 (NSP-3) – Mortgage Program, Residential Redevelopment (acquisition and rehab), Neighborhood Redevelopment.	\$11,264,172
Section 108 Loan Guarantee Program and Brownfield Economic Development Initiative	\$3,410,730
Total Other Federal Funds	<b>\$60,917,279</b>
<b>TOTAL FEDERAL RESOURCES</b>	<b>\$68,457,867</b>

i. Public Housing Authority Funding

HUD provides funds to Public Housing Agencies (PHAs) with 250 or more housing units to develop, finance, and modernize public housing developments and for management improvements under the Capital Fund Program (CF). The program enables the PHAs to make physical and managerial improvements that will:

- Correct physical deficiencies in structures;
- Upgrade living conditions of residents; and
- Achieve improved operating efficiency.

Because of its location within a major agricultural area and its specialization in providing affordable housing to farm workers and their families, the Belle Glade Housing Authority is funded by the US Department of Agriculture, Rural Housing Service, through the Rural Development Rental Assistance Program (RDRAP).

An estimate of the total amount of these funds which the housing authorities may receive for the Fiscal Year 2012-2013 is shown in Table D-4.

**Table D-4  
Housing Authority Funding Sources FY 2012-2013**

Housing Authority	Capital Fund	RDRAP	Other
Pahokee	\$765,349	N/A	Public Housing Operating Subsidy - \$2,077,273 CDBG Disaster Grant (DRI -3) - \$1,233,165 Neighborhood Stabilization Program (NSP-3) - \$1,408,021 Resident Opportunities & Self-Sufficiency (ROSS) - \$189,850 Family Self-Sufficiency - \$39,000 Rental Income - \$1,250,059
Palm Beach County	\$719,164	N/A	Public Housing Operating Subsidy - \$1,173,923 Neighborhood Stabilization Program - (NSP-3) - \$1,408,021 FSS Coordinator Grant - \$119,614
Belle Glade	N/A	\$360,000 (USDA/RDRAP)	USDA Repair and Rebuild Funds - \$5,200,000 CDBG Disaster Grant (DRI-3) - \$1,466,892
<b>TOTAL PHA FUNDING</b>			<b>\$17,410,331</b>

Section 8 voucher and certificate programs were designed to provide rental assistance to very low income families (at or below fifty percent (50%) of the median income). Voucher/certificate recipients are required to provide the difference between the subsidy and the rental price. The total vouchers/certificates held by housing authorities are displayed in Table D-5.

**Table D-5  
Housing Authorities and Voucher/Certificate Program**

Housing Authority	Types of Voucher/Certificates	Number of Vouchers and Value
Pahokee	Section 8 Housing:	76/\$672,593
Palm Beach County	Section 8 Housing: including Family Unification Program (FUP)	2,595/\$23,800,000 which includes FUP – (266/\$2,153,406)
<b>TOTAL</b>		<b>2,671/ \$24,472,593</b>

ii. Continuum of Care Competitively Awarded Homeless Programs:

The U.S. Department of Housing and Urban Development (HUD) published a Notice of Funding Availability (NOFA) in March 2012 for the 2012 Continuum of Care Homeless Assistance program. Funds were available under three programs to create community systems for combating homelessness. These programs are Supportive Housing (SHPR), Shelter Plus Care (S+CR) and Section 8 Moderate Rehabilitation for Single Room Occupancy (SRO) Dwellings for Homeless Individuals.

Palm Beach County’s application to the HUD SuperNOFA resulted in twelve (12) agencies (operating nineteen (19) projects) being awarded funding under the 2012 SuperNOFA. These agencies are shown on Table D-6 below:

**Table D-6  
Continuum of Care  
Competitively Awarded Homeless Programs**

Agency	Project	Funding
211 Palm Beach Treasure Coast/HMIS(2)	SHPR	\$155,077
Adopt-A-Family/Bridges to Success	SHPR	\$207,038
Adopt-A-Family/Project Safe II	SHPR	\$207,811
Aid to Victims of Domestic Violence/Casa Vesgo	SHPR	\$106,540
Children’s Home Society/ Transitions Home	SHPR	\$129,156
Gulfstream Goodwill Industries/ Project Succeed 1	SHPR	\$990,218
Gulfstream Goodwill Industries/ Project Succeed 3	SHPR	\$134,036
Gulfstream Goodwill Industries/Project Succeed 4	SHPR	\$410,548
Housing Partnerships/ Recovery Village Plus	SHPR	\$62,587
Oakwood Center of the Palm Beaches/Haven House	SHPR	\$386,104
Oakwood Center of the Palm Beaches/Project Home II	SHPR	\$132,255
Oakwood Center of the Palm Beaches/ Project Home III	SHPR	\$137,615
Palm Beach County Board of County Commissioners/ Flagler Project	S+CR	\$370,176
Palm Beach County Board of County Commissioners/ Project SUCCESS	SHPR	\$442,158
The Lord’s Place/ Joshua House	SHPR	\$182,984
The Lord’s Place/ Project Family Care	SHPR	\$283,023
The Lord’s Place/Operation Home Ready	SHPR	\$131,171
The Salvation Army/ Center of Hope Transitional Housing	SHPR	\$233,735
YWCA of PBC/ Harmony House West	SHPR	\$229,547
<b>TOTAL</b>		<b>\$4,931,779</b>

iii. Other Federal Resources

Emergency Food and Shelter Program (EFSP)

The Palm Beach County Division of Human Services is awarded EFSP funds on an annual basis to provide rent/mortgage assistance and to place single adults, male and female, in emergency shelters. As of the time of this report, the funding formula for FY 2012 has not been made available for the program by the Federal Emergency Management Administration (FEMA).

Ryan White Part A

The Palm Beach County Department of Community Services administers Ryan White Part A. Services are provided through agreements or contracts with agencies who serve the HIV/AIDS community. Provided services consist of

medical case management, outpatient medical and dental care, treatment education/outreach, food bank, home delivered meals, medical transportation, home health care, legal services, mental health therapy/counseling, emergency assistance, substance abuse treatment/counseling, specialty outpatient, labs, and pharmacy. For FY 2012-2013, the County's Ryan White Part A entitlement for FY 2012-2013 will be \$9,054,547, which includes \$662,896 in MAI (Minority AIDS Initiative) funding.

#### Disaster Recovery Initiative

Beginning in 2005, Palm Beach County has applied for and received Federal CDBG funds administered by the State of Florida due to damages to housing and infrastructure from federally-declared disasters that have struck the State since 2003. In 2007, Palm Beach County received funds under the 2005 CDBG Disaster Recovery Initiative Program (DRI-2). As of the date of this report, Palm Beach County has a balance of approximately \$6,244,412 remaining unspent under DRI-2 out of a current budget of \$14,363,056. Funds are earmarked to be used to undertake various infrastructure and hurricane hardening projects related to recovery from Hurricane Wilma. In 2008, Palm Beach County received additional funding under the 2005 Disaster Recovery Initiative – Wilma Supplemental Program (DRI-3). These funds are to be used to fund additional infrastructure and hurricane hardening projects that were needed as a result of continued problems caused by Hurricane Wilma. As of the date of this report, Palm Beach County has a balance of approximately \$10,404,827 remaining unspent under DRI-3 out of a current budget of \$19,278,575 to undertake various projects related to recovery from Hurricane Wilma. In 2010, Palm Beach County received funds under the 2008 CDBG Disaster Recovery Initiative Program (DRI-4) to undertake projects related to damages caused by Tropical Storm Fay. As of the date of this report, Palm Beach County will carry approximately \$6,533,405 of DRI-4 funding into FY 2012-2013 for various projects that are underway in the County. In 2012, Palm Beach County received funding in the amount of \$2,185,893 under the 2008 Disaster Recovery Initiative – Fay Supplemental Program (DRI-5). These funds will be used to undertake infrastructure improvements in the Glades Region of Palm Beach County.

c. **Local Resources**

**Table D-7  
Local Resources**

<b>Source</b>	<b>Amount</b>
Financial Assisted Agencies (FAA) (PBC Department of Community Services) Funding for the prevention/intervention, treatment and emergency services for substance abuse and mental health services, independent living and support services for people/families with special needs or disabilities, domestic abuse, emergency and shelter services for women, children, and families, and human service programs supportive of the Health and Human Services Element of the Comprehensive Plan. Funding will not be final until after public budget hearings in July, 2011	TBD
Palm Beach County Housing Finance Authority Homeownership assistance for individuals through the sale of tax free revenue bonds and low-interest mortgages for development of multi-family rental projects.	\$28,000,000
Palm Beach County Ad Valorem	\$2,064,370
Total Local Resources	<b>\$28,000,000</b>
<b>GRAND TOTAL</b>	<b>\$TBD</b>

Financially Assisted Agencies (FAA)

The Palm Beach County Department of Community Affairs provides financial assistance to community based organizations toward prevention/intervention, treatment and emergency services for substance abuse and mental health services; independent living and support services for people/families with special needs or disabilities; domestic abuse; emergency and shelter services for women, children and families; and human service programs supportive of the Health and Human Services Element of the Palm Beach County Comprehensive Plan. Funding will not be final until after public budget hearings in July 2012.

Palm Beach County Housing Finance Authority

The Housing Finance Authority was created by the Palm Beach County Board of County Commissioners to help alleviate a shortage of housing at prices and rentals that many persons and families can afford. Through the issuance of tax-exempt housing revenue bonds, the Authority makes available 30-year fixed rate mortgage loans at below conventional market rates for low- to middle-income persons for the purchase of newly constructed or existing homes. Additionally, the Authority issues tax exempt bonds for the development or acquisition and rehabilitation of multifamily rental housing complexes. A portion of the units are required to be set aside by the developers for low-income persons and families.

Palm Beach County Ad Valorem

DES will be requesting \$2,064,370 in ad valorem funds from the County to provide financial assistance and carry out the administration of economic development programs in the County.

**d. Other Resources**

Low-Income Housing Tax Credit

The Housing Credit program provides for-profit and nonprofit developers with a dollar-for-dollar reduction in federal tax liability in exchange for the development of affordable rental housing. Annually, the U.S. Department of Treasury allocates tax credit to each state. Each state designates an agency (usually the housing finance agency) to administer the tax credit program. In Florida, the program is administered by Florida Housing Finance Corporation. The State allocates tax credits to qualified projects through statewide competitive application process; therefore, one cannot project the amount of low-income housing tax credit funding that will be allocated to projects within Palm Beach County.

Support of Federal Application by other Entities

In an effort to expand the strategy of employing federal funds to address specific needs and objectives identified in the Five-Year Consolidated Plan, Palm Beach County will support applications for assistance by other public, private, and non-profit entities within the jurisdiction of Palm Beach County. DES will provide Certifications of Consistency with the Consolidated Plan pursuant to 24 CFR 91.510 to other agencies that are requesting financial assistance from HUD.

**2. Federal Resources Received Under ARRA and HERA**

During FY 2010-11, Palm Beach County reported the receipt of \$99,389,909 from 12 programs funded under HERA and ARRA that address a priority need identified in the Consolidated Plan. Since then, Palm Beach County has received an additional \$11,264,172 in the third round of Neighborhood Stabilization Program funding known as NSP 3, under the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act).

A total of \$88,964,512 in NSP funding was made available to the County through three separate allocations. Implementation of the NSP 1 and NSP 2 programs began during 2009 and 2010 respectively and total funding for these two programs must be expended by early 2013. Funding for the NSP 3 program was received in March 2011 (FY 2010-11) and is scheduled to expire in March 2014.

**NSP Funding Received by DES That are Used to Address Identified Priority Needs**

Grant Title	Amount Received	Activity	Priority Need Addressed By Activity	Priority Ranking
<b>Neighborhood Stabilization Program 2</b>	\$50,000,000	Under the Mortgage Program, a sum of \$1,730,698 is set aside for acquisition of 16 single-family homes by households with incomes at or below 50% of the AMI	Acquisition of homeownership housing unit for persons with income at or below 50% of the AMI.	H
		Under the Mortgage Program, a sum of \$6,269,302 is set aside for acquisition of 54 single-family homes by households with incomes between 51% and 120% of the AMI.	Acquisition of homeownership housing units for persons with incomes at or below 80% of the AMI. (This was assigned both a High and a Medium Priority depending on if the beneficiary was a small related household or a large related household.	H, M
		Under the Residential Redevelopment Grant Program, a sum of \$8,203,486 will be used to purchase and rehabilitate 51 housing units which will be sold/leased to households with incomes at or below 50% of AMI.	Acquisition of rental and homeownership housing units for persons with income at or below 50% of the AMI.	H
		Under the Residential Redevelopment Grant Program, a sum of \$8,203,486 will be used to purchase and rehabilitate 51 housing units which will be sold/leased to households with incomes between 51% and 80% of the AMI.	Acquisition of rental and homeownership housing units for persons with income at or below 80% of the AMI.  Homeowners classified as small related households under this income groups are assigned a High Priority. Those classified as large related households are assigned a Medium Priority. Renters are assigned a Medium Priority.	H,M
		Under the Neighborhood Rental Redevelopment Loan Program a sum of \$12,288,665 will be assigned to redevelop vacant properties as 124 affordable rental units to benefit households whose incomes do not exceed 50% of the AMI.	Construction of rental housing unit for persons with income at or below 50% of the AMI.	H

Grant Title	Amount Received	Activity	Priority Need Addressed By Activity	Priority Ranking
		Under the Neighborhood Rental Redevelopment Loan Program a sum of \$8,401,500 will be assigned to redevelop vacant properties as 101 affordable units to benefit renter households whose incomes is between 51% and 120% of the AMI.	Construction of rental housing unit for persons with income at or below 80% of the AMI.	M
<b>Neighborhood Stabilization Program 3</b>	\$11,264,172	Under the Mortgage Program, a sum of \$7.32 million was assigned for the provision of 45 first and second mortgages for acquisition and rehabilitation of housing units by households with incomes at or below 120% of the AMI.	Acquisition of homeownership housing units for persons with incomes at or below 80% of the AMI.	M
		Under Acquisition & Rehabilitation, a sum of \$1,408,021 was set aside for the purchase and rehabilitation of 6 rental housing units in the Glades Region for households with incomes at or below 50% of AMI.	Acquisition of rental housing units for persons with income at or below 50% of the AMI.	H
		Under the Rental Redevelopment Program, a sum of \$1,408,021 was set aside for the redevelopment of vacant properties as affordable rental housing in the Glades Region for households with income at or below 50% of the AMI.	Construction of rental housing units for persons with income at or below 50% of the AMI.	H
<b>TOTAL</b>	\$61,264,172			

### **3. Coordination of CPD Funding with Department of Energy's Efficiency and Conservation Block Grant and the Department of Labor's Workforce Investment Act Programs to provide opportunities for unemployed, lower-skilled, and low-income women and men to advance along a middle class career track of increasing skills and wage**

The Energy Efficiency and Conservation Block Grant (EECBG) and the CPD funds (namely CDBG, ESG and HOME) are both being administered by the Palm Beach County Department of Economic Sustainability (DES). A larger portion of the EECBG grant, similar to the CPD funds (specifically CDBG), is focused on improving public facilities and creating/retaining jobs. A small portion of EECBG funds have been used to establish the County's Energy Loan Fund to assist businesses/property owners in making improvements to existing commercial buildings and to create/retain jobs. Currently, the Energy Loan funds have been committed for six business projects in Belle Glade, Pahokee and Riviera Beach. There is no job requirement for these loans. However, construction jobs and permanent jobs are created during the project activity, some of which are filled by lower-skilled and low income women and men.

Programs funded under the Department of Labor include the Wagner-Peyser Act, Workforce Investment Act and Welfare Transition. The Palm Beach County Workforce Alliance, funded through the State of Florida, is responsible for administering these types of programs. The Workforce Alliance, Inc. is the nonprofit organization chartered by the State of Florida to lead workforce development in Palm Beach County. As one of 24 regional workforce boards in Florida, it has the responsibility to administer workforce services to the county's population. Workforce Alliance's overall goal is to provide employers and job seekers with innovative and comprehensive services that will lead to business and personal success. It is charged with the stewardship of federal and state workforce development dollars in Palm Beach County.

The Wagner-Peyser Act program services include: assisting individuals in searching for employment; creating resumes and/or job applications and interview preparation; and assisting employers with their job orders. The Workforce Investment Act programs provide specialized employment and training needs for three targeted populations: Adult, Youth and Dislocated Worker. The Welfare Transition Program participants are placed in activities to help them obtain employment in place of receiving cash assistance.

Under the County's economic development programs funded by CDBG and Section 108, the County advises businesses funded that in the event a job becomes available, the business shall contact or mail the job description to the Workforce Alliance, Inc. It is the intent to make all opening positions available on a competitive basis. This practice has ensured some coordination between CPD (notably CDBG and Section 108), EECBG and the Department of Labor Employment and Training Administration Programs.

### **4. Leveraging of federal funds from private and non-federal public sources, and matching requirements of the HUD programs.**

Leveraging is used to assist with the financing of economically sustainable affordable housing and community development activities in Palm Beach County and acts as a way to stretch federal funds and promote partnerships between the public and private sectors. According to the United States General Accountability Office, leveraging is either mandatory under programs that require program dollars be matched with other funds or required because program dollars are limited and participating communities or other recipients need to seek additional funds. Based on applications funded under the CDBG Program, a total of \$5,418,765 in CDBG funds were committed to projects where the total cost to implement/complete was \$10,269,770.24, thereby reflecting a leveraging amount of \$4,851,005.24.

In regards to the HOME Program, it is required that each participating jurisdiction must make a matching contribution toward affordable housing during the fiscal year. The requirement states that not less than twenty-five percent (25%) of a community’s annual HOME Program allocation be matched with non-federal sources. For FY 2012-13, the HOME Program allocation will be \$1,590,204. DES will satisfy the match requirement by using program income of at least \$397,551 from the Florida State Housing Initiative Partnership (SHIP) Program. For Palm Beach County, the required match will be applied to the following programs: CHDO Administered Activities, CHDO Operating Expenses, Individual Development Account Program, and the Developer Rental Program.

Under the Emergency Shelter Grant Program (ESG), sub-recipients under the program are required to match the amount equal to or more than the amount of ESGP funds allocated toward their activities over the course of the fiscal year. For FY 2012-2013, sub-recipients will make cash or in-kind contributions totaling \$531,619 in the amount of funding allocated to each agency under the ESG Program.

Under HUD’s Sustainable Communities Planning Grant Program, the agencies that make up the Palm Beach County Continuum of Care Collaborative will be required to provide a cash match toward the amount awarded to the agencies by HUD. For FY 2012-2013, this amount has not yet been determined.

Table LM-1 summarizes proposed private and non-federal sources for leveraging and match contributions:

**Table LM-1  
Leveraging Resources**

<b>Program</b>	<b>Leveraging Source</b>	<b>Amount</b>
HOME	SHIP Program Income	\$397,551
ESG	Cash or in-kind match from sub-recipients	\$531,619
NSP-2	Palm Beach County Housing Finance Authority	\$10,000,000
Continuum of Care Collaborative	Cash match	TBD
<b>TOTAL</b>		\$10,929,170

**E. ANNUAL OBJECTIVES - 91.220(c)(3)**

**Table 3A Supplement  
COMPREHENSIVE PERFORMANCE MEASUREMENT  
TABLE OF HOUSING AND  
COMMUNITY DEVELOPMENT OBJECTIVES  
2012-2013**

**GOAL: DECENT HOUSING** – This statutory program goal includes retaining the affordable housing stock; increasing the availability of affordable permanent housing in standard condition for low-income and moderate-income families, particularly for members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability; providing affordable housing that is accessible to job opportunities; assisting homeless persons obtain affordable housing; assisting persons at risk of becoming homeless; and increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence.

Obj #	Specific Objectives	Income Group	Performance Indicators HH to be Assisted	Activity Description	Source of Funds	Outcome/ Objective*
<b>1</b>	<b>RENTAL HOUSING OBJECTIVES</b>					
<b>1.1</b>	Increase the supply of affordable rental housing:					DH-2- Affordability of decent housing
	a. Production of new rental units	0-30%	3	<b>1) Pahoee HA – reconstruction of 3 duplexes at McClure Village(6) 2) Construction of Pine Run Rental</b>	NSP3 <b>1) \$1,408,021 NSP2 2) \$3,673,027 HOME 3) \$2,863,791</b>	
		31-50%	139			
		51-80%	132			
		81-120%	0			
	b. Acquisition of residential properties to create rental units:	0-30%	6	<b>1) PBC HA acquisition/ rehab of 6 properties</b>	NSP3 <b>1) \$1,408,021</b>	
		31-50%	10	<b>2) PBC CLT acquisition / rehab of S/F units, some of which will be rented. 3) PBC Neighborhood Renaissance – acquisition/ rehab of S/F units and M/F units for rental</b>	NSP2 <b>2) \$5,631,560</b>	
		51-80%	42			
		81-120%	53			
<b>1.2</b>	Improve the quality of affordable rental housing:					
	a. Rehabilitation of existing rental units	0-30%	30	<b>1) Newton Woods Rental Project</b>	DRI4 <b>1) \$740,744</b>	
		31-50%	30			
		51-80%	0			
		81-20%	0			
<b>1.3</b>	Improve access to affordable rental housing:					DH-1 Availability/ Accessibility of decent housing
	a. Rental Assistance	0-30%	147	<b>1) PBC HA 2) BG HA</b>	<b>1) Section FUP 2) \$1,332,659</b>	
		31-50%	0			
		51-80%	0			
		81-20%	0			
	<b>TOTAL RENTERS</b>		<b>592 HH</b>			

Obj #	Specific Objectives	Income Group	Performance Indicators	Activity Description	Source of Funds	Outcome/ Objective*
			HH to be Assisted			
<b>2</b>	<b>OWNER HOUSING OBJECTIVES</b>					
<b>2.1</b>	Increase the availability of affordable owner housing					
	a. Production of new owner units	0-30%	0			DH-2 Affordability of decent housing
		31-50%	0			
		51-80-%	0			
		81-120%	0			
	b. Acquisition of existing owner units	0-30%	0			DH-1 Availability/ Accessibility of decent housing
		31-51%	0			
		51-80%	0			
		81-120%	0			
<b>2.2</b>	Improve the quality of owner housing					DH-3 Sustainability of decent housing
	a. Rehabilitation of existing owner units	0-30%	3	<b>1) CDBG funds to rehab 7 owner-occupied S/F units</b>	<b>CDBG 1) \$220,000</b>	
		31-50%	4			
		51-80%	0			
		81-120%	0			
<b>2.3</b>	Improve access to affordable owner housing					DH-1 Availability/ Accessibility of decent housing
	a. Homeownership Assistance	0-30%	3	<b>1) HOME Program 1<sup>st</sup> and 2<sup>nd</sup> mortgages 2) DES NSP 2 &amp; 3 Financing Mechanisms 1<sup>st</sup> and 2<sup>nd</sup> mortgages</b>	<b>HOME 1) \$351,672 NSP3 2) \$7,321,712 NSP2 3) \$5,951,681 SHIP 4) \$400,000</b>	
		31-50%	36			
		51-80%	43			
		81-120%	45			
<b>2.4</b>	Improve access to affordable owner housing for minorities	0-120%		Design programs to assist at least 25% minorities.	HOME, NSP, CDBG, HPRP, SHIP, Sec 8	DH-1 & DH-2
	<b>TOTAL OWNERS</b>		<b>134 HH</b>			
	<b>TOTAL RENTERS AND OWNERS</b>		<b>726 HH</b>			

Obj #	Specific Objectives	Income Group	Performance Indicators	Activity Description	Source of Funds	Outcome/ Objective*
			Persons			
<b>3</b>	<b>HOMELESS OBJECTIVES</b>					
<b>3.1</b>	Increase the number of homeless persons moving into permanent housing	0-80%	<b>1) CDBG</b> 769 <b>2) ESGP</b> a) 461	<b>1. Homeless Resource Center:</b> a) Adopt-A-Family housing stabilization program (461) b) Gulfstream Goodwill c) Lords Place	<b>1. CDBG</b> <b>\$606,799</b>  <b>2. ESG</b> a) <b>\$93,777</b>	DH-2 Affordability of decent housing
<b>3.2</b>	Provide services including temporary and transitional housing to homeless persons	0-80%	<b>1) a) 130;</b> b) 130 <b>2) 150</b> <b>3) a) 130</b> b) 130 <b>4) a) 186</b> b) 12 <b>5) 168</b> <b>6) a) 126</b> b) 75 <b>7) 120</b>	<b>1) J.A.Y. Ministries</b> emergency and transitional housing; <b>2) The Salvation Army</b> transitional shelter <b>3) Vita Nova</b> transitional housing for youth out of foster care <b>4) Children Home Society</b> transitional housing <b>5) The Center for Family Services</b> operation and maintenance for the emergency shelter <b>6) The Lord's Place</b> a) Family Shelter b) Men's Shelter <b>7) Children Case Management Organization</b> dba Families First hotel/motel vouchers.	<b>1) a) CDBG \$8,495</b> b) <b>ESG \$10,000</b> <b>2) ESG \$63,030</b> <b>3) a) CDBG \$9,506</b> b) <b>ESG \$60,394</b> <b>4) a) ESG \$15,671</b> b) <b>CDBG \$16,990</b> <b>5) ESG \$26,215</b> <b>6) ESG</b> a) <b>\$30,000</b> b) <b>\$30,000</b> <b>7) ESG \$7,667</b>	DH-1 Availability/ Accessibility of decent housing  and SL-1 Availability/ Accessibility to suitable living environment
<b>3.3</b>	Assist persons at risk of becoming homeless	0-80%	<b>1) 90</b> <b>2) 240</b> <b>3) 30</b>	<b>1) The Center for Family Services</b> emergency rent and utility payments <b>2) Children Case Management Organization</b> dba Families First emergency rent and utility payments. <b>3) CILO</b> emergency rent and utility assistance	ESG <b>1) 40,000</b> <b>2) \$ 14,000</b> <b>3) \$25,000</b>	DH-1 Availability/ Accessibility of decent housing
<b>3.4</b>	End chronic homelessness	0-80%	<b>1) 150 (counted above)</b>	<b>1)</b> a) The Salvation Army Transitional housing	<b>1) ESG</b> see above	DH-1 Availability/ Accessibility of decent housing
<b>TOTAL HOMELESS</b>			<b>2,887</b>			

Obj #	Specific Objectives	Income Group	Performance Indicators	Activity Description	Source of Funds	Outcome/ Objective*
			Persons			
<b>4</b>	<b>Special Needs Objectives</b>					
<b>4.1</b>	Increase range of housing options & related services for persons with special needs	0-80%				DH-1 Availability/ Accessibility of decent housing

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**GOAL: SUITABLE LIVING ENVIRONMENT:** This statutory goal includes: improving the safety and livability of neighborhoods; eliminating blighting influences and the deterioration of property and facilities; increasing access to quality public and private facilities and services; reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conserving energy resources and use of renewable energy sources.

Obj #	Specific Objectives	Nat'l Obj/ Income Group	Activity Description	Performance Indicators Type/ Proposed	Source of Funds	Outcome/ Objective*
<b>5</b>	<b>COMMUNITY DEVELOPMENT</b>					
<b>5.1</b>	Improve the community through acquisition /disposition/ long term leasing for a public purpose					SL-3 sustainability of suitable living environment
<b>5.2</b>	Improve the community by eliminating blighting influences					
	a. Demolition and Clearance	Spot Blight	CDBG Demolition Program	# of structures to be demolished: <b>4</b>	CDBG <b>\$44,000</b>	SL-3 sustainability of suitable living environment
	b. Restore, preserve, document properties of historic architectural, or aesthetic value	Spot blight or low/mod		# of structures to be preserved		SL-3 sustainability of suitable living environment
	c. Fund non-residential historic preservation	Spot blight or low/mod		# of structures to be preserved		SL-3 sustainability of suitable living environment
	d. Consult with SHPO for eligible residential structures, and vacant land	Slum & blight, or low mod	Structures >50 yrs old will be submitted to SHPO prior to rehab or demolition	Number of properties including vacant land to be submitted for review: <b>est. 15</b>	CDBG NSP	SL-3 & DH-3 sustainability of suitable living environment
<b>6</b>	<b>INFRASTRUCTURE IMPROVEMENT</b>					
	a. Fund water/sewer projects	0-80%	<b>1) PBC Water Utilities</b> Installation of water meters citywide in Belle Glade <b>2) PBC Water Utilities</b> Installation of sanitary sewer along Pioneer Rd in Mangonia Park <b>3) City of Greenacres</b> sanitary sewer improvements along 10 <sup>th</sup> Ave. North	Number of persons provided with improved access to the facilities: <b>1) 6,240</b> <b>2) 32</b>	CDBG <b>1) \$825,000</b> <b>2) \$290,072</b> <b>3) \$81,863</b>	SL-3 sustainability of suitable living environment  and  SL-1 availability/ accessibility to suitable living environment
	b. Fund street improvement projects	0-80%	<b>1) City of Riviera Beach</b> reconstruction of street improvements	Number of persons provided with new access to the improvements: <b>1) 110</b>	CDBG <b>1) \$173,172</b>	
	c. Fund sidewalk projects	0-80%				SL-3 sustainability of suitable living environment
	d. Fund solid waste disposal projects	0-80%		Number of persons provided with new access to the improvements		SL-1 availability/ accessibility to suitable living environment
	e. Fund flood and drainage projects	0-80%				SL-3 sustainability of suitable living environment
	f. Fund tree planting/beautification projects	0-80%		Number of persons with improved quality of living environment:		SL-3 sustainability of suitable living environment

Obj #	Specific Objectives	Nat'l Obj/ Income Group	Activity Description	Performance Indicators Type/ Proposed	Source of Funds	Outcome/ Objective*
<b>7</b>	<b>PUBLIC FACILITIES OBJECTIVES</b>					
<b>7.1</b>	Improve quality/increase quantity of neighborhood facilities for low-income persons					
	a. Fund senior center projects	0-80%		Number of persons provided with new access to a facility		SL-1 availability/ accessibility to suitable living environment
	b. Fund center for persons with disabilities	0-80%		Number of persons provided with new access to a facility		SL-1 availability/ accessibility to suitable living environment
	c. Fund projects to remove architectural barriers	0-80%		Number of persons provided with improved quality of living environment		SL-3 sustainability of suitable living environment
	d. Fund homeless facilities	0-80%		Number of persons provided with new access to a facility		SL-1 availability/ accessibility to suitable living environment
	e. Fund youth centers	0-80%		Number of persons provided with new access to a facility		SL-1 availability/ accessibility to suitable living environment
	f. Fund child care centers			Number of persons provided with new access to a facility		SL-1 availability/ accessibility to suitable living environment
	g. Fund health care facilities	0-80%		Number of persons provided with new access to a facility		SL-1 availability/ accessibility to suitable living environment
	h. Fund neighborhood/ multipurpose facilities	0-80%		Number of persons provided with a new access to a facility		SL-1 availability/ accessibility to suitable living environment
	i. Fund parks and recreational facilities	0-80%	1) City of Lake Worth Improvements to the Shuffleboard Community Center; 2) City of Pahokee Improvements to the Pahokee Gymnasium;	Number of persons provided with new access to a facility: 1) \$15,275 2) \$6,649	CDBG 1) \$194,859 2) \$165,000	SL-1 availability/ accessibility to suitable living environment
			3) City of Pahokee installation of generator at gymnasium; 4) City of Pahokee Improvements to MLK Park	3) same as above 4) same as above	CDBG 3) \$43,119 4) \$30,000	SL-3 sustainability of suitable living environment
	j. Fund parking facilities	0-80%		Number of persons provided with new access to a facility		SL-1 availability/ accessibility to suitable living environment
	k. Fund other public facilities	0-80%		Number of persons provided with new access to a facility		SL-1 availability/ accessibility to suitable living environment

Obj #	Specific Objectives	Nat'l Obj/ Income Group	Activity Description	Performance Indicators	Source of Funds	Outcome/ Objective*
				Type/Proposed		
<b>8</b>	<b>PUBLIC SERVICES OBJECTIVES</b>					
<b>8.1</b>	Improve quality/ Increase quantity of public service activities for lower income persons					
	a. Fund senior service projects	0-80%		Number of persons with new/ improved access to services		SL-1 availability/ accessibility to suitable living environment
	b. Fund projects that service the disabled	0-80%	1) CILO: delivery of meals [60 persons] ; 2) Seagull Industries: case management [125]	Number of persons with new/ improved access to services: <b>185</b>	CDBG 1) <b>\$16,384</b> 2) <b>\$22,249</b>	SL-1 availability/ accessibility to suitable living environment
	c. Fund youth services projects	0-80%		Number of persons with new/ improved access to services:	CDBG	SL-1 availability/ accessibility to suitable living environment
	d. Fund child care services	0-80%	1) Redlands Christian Migrant Assoc: child care – 105	Number of persons with new/ improved access to services: <b>105</b>	CDBG 1) <b>\$9,911</b>	SL-1 availability/ accessibility to suitable living environment
	e. Fund substance abuse service projects	0-80%		Number of persons with new/ improved access to services		SL-1 availability/ accessibility to suitable living environment
	f. Fund employment/ training service projects	0-80%		Number of persons with new/ improved access to services		SL-1 availability/ accessibility to suitable living environment
	g. Fund health service projects	0-80%	1) Sickel Cell Foundation: supportive services (144) 2) Healthy Mothers/ Healthy Babies (600)	Number of persons with new/ improved access to services: <b>744</b>	CDBG 1) <b>\$12,743</b> 2) <b>\$6,668</b>	SL-1 availability/ accessibility to suitable living environment
	h. Fund crime/awareness prevention projects			Number of persons with new/ improved access to services		SL-1 availability/ accessibility to suitable living environment
	i. Fund domestic violence service projects	0-80%	1) Aid to Victims of Domestic Abuse AVDA (CDBG 32); (ESG 144) 2) YWCA emergency shelter (ESG 555)	Number of persons with new/ improved access to services: CDBG: <b>32</b> ESG: <b>699</b>	CDBG 1) <b>\$18,406</b> 2) <b>0</b> ESG 1) <b>\$26,512</b> 2) <b>\$24,882</b>	SL-1 availability/ accessibility to suitable living environment
	j. Fund abused and neglected children service projects	0-80%	1) Children's Place at Home Safe: emergency shelter and specialized care: (CDBG 110); (ESG 110) 2) Place of Hope: case management for children in foster care: (CDBG 44)	Number of persons with new/ improved access to services: CDBG: <b>154</b> ESG: <b>110</b>	CDBG 1) <b>\$12,750</b> 2) <b>\$11,125</b>  ESG 1) <b>\$24,600</b>	SL-1 availability/ accessibility to suitable living environment
	k. Housing related services	0-80%	1) Urban League : comprehensive housing counseling program- 850 persons 2) Legal Aid Society: fair housing counseling : 822	Number of persons with new/ improved access to services: <b>1,672</b>	CDBG 1) <b>\$13,552</b> 2) <b>\$43,487</b>	SL-1 availability/ accessibility to suitable living environment

Obj #	Specific Objectives	Nat'l Obj/ Income Group	Activity Description	Performance Indicators	Source of Funds	Outcome/ Objective*
				Type/Proposed		
	I. Homeless services	0-80%	<b>1) Homeless Resource Center:</b> a) Adopt-A-Family: Ho using stabilization program rental subsidy: persons; N/A b) Gulfstream Goodwill: persons; N/A c) The Lords Place persons: N/A <b>2) Children's Home Society:</b> case management teen transitional housing – 12 <b>3) J.A.Y. Ministries :</b> emergency shelter for homeless – 130 <b>4) Vita Nova –</b> case management for young adults in transitional housing - 100	Number of persons with new/ improved access to services: CDBG: <b>1,002</b>	CDBG <b>1) \$606,799</b> <b>2) \$16,990</b> <b>3) \$8,495</b> <b>4) \$9,506</b>	SL-1 availability/ accessibility to suitable living environment

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**GOAL: EXPANDED ECONOMIC OPPORTUNITIES:** This statutory goal includes: creation and retention; establishment, stabilization and expansion of small businesses; the provision of public services concerned with employment; the provision of jobs to low-income persons living in areas affected by those programs and activities; or jobs resulting from carrying out activities under programs covered by the plan; availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Obj #	Specific Objectives	Nat'l Obj/ Income Group	Activity Description	Performance Indicators Type/ Proposed	Source of Funds	Outcome/ Objective*
<b>9</b>	<b>ECONOMIC OPPORTUNITIES OBJECTIVES</b>					
<b>9.1</b>	Remediate and redevelop brownfields	Slum/ blight				EO-1 availability/ accessibility to create economic opportunity
<b>9.2</b>	Improve economic opportunities for low-income persons by creating /retaining jobs					EO-3 Sustainability to create economic opportunity
	a. Fund public facilities and improvement projects that will create and/or retain jobs	0-80%		Number of jobs created or retained		EO-3 Sustainability to create economic opportunity
	b. Economic development assistance to businesses and access to capital/credit for development	0-80%	<b>1) Ave. A Belle Glade 2) Downtown Pahokee 3) Unspecified</b>	Number of businesses assisted/ Number of jobs created/ retained: <b>1) 74 jobs 2) 81 3)36</b>	Section 108 <b>1) \$2.6 M 2) \$2.8 M</b>  BEDI <b>1) 1.2M 2) 1.05M</b>  CDBG <b>3) \$539,376</b>	EO-1 & EO-3 availability/ accessibility to create economic opportunity & Sustainability to create economic opportunity
	c. Establishment, stabilization and expansion of small businesses ( including micro businesses)	0-80%				EO-3 Sustainability to create economic opportunity
	d. The provision of public services concerned with employment	0-80%				EO-1 availability/ accessibility to create economic opportunity
	e. The provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the Plan.	0-80%				EO-1 availability/ accessibility to create economic opportunity
	f. Availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices					EO-2 Affordability to create economic opportunities
<b>10</b>	<b>OTHER OBJECTIVES</b>					

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

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**F. DESCRIPTION OF ACTIVITIES TO BE UNDERTAKEN - 91.220(d) and (e)**

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**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Adopt-A-Family of the Palm Beaches, Inc.

**Description**

Provision of rapid re-housing services to the homeless population at the Lewis Center. The services include security rental deposits, utility deposits and utility payments.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 1712 Second Avenue North  
**City, State, Zip Code:** Lake Worth, FL 33460

Objective Number <b>DH-2</b>	Project ID <b>1</b>
HUD Matrix Code <b>05T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>461</b>
Local ID	Units Upon Completion <b>461</b>

**Funding Sources:**

CDBG \_\_\_\_\_  
ESG \$93,777  
HOME \_\_\_\_\_  
HOPWA \_\_\_\_\_  
Total Formula \_\_\_\_\_  
Prior Year Funds \_\_\_\_\_  
Assisted Housing \_\_\_\_\_  
PHA \_\_\_\_\_  
Other Funding \_\_\_\_\_  
Total \$93,777

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Aid to Victims of Domestic Abuse

**Description**

**Operation of a transitional housing facility that provides a safe place for homeless victims of domestic abuse and their children to live for up to two years while they work towards obtaining permanent housing.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** Confidential Location  
**City, State, Zip Code:**

Objective Number <b>SL-1</b>	Project ID <b>2</b>
HUD Matrix Code <b>05G</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>32</b>
Local ID	Units Upon Completion <b>32</b>

**Funding Sources:**

CDBG	<u>\$18,406</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<u><b>\$18,406</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Aid To Victims of Domestic Abuse, Inc

**Description**

**Provision of emergency shelter, residential services, counseling services, and crisis intervention to victims of domestic abuse and their children. The activity will serve 144 unduplicated individuals.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** Confidential Location  
**City, State, Zip Code:**

Objective Number <b>SL-1</b>	Project ID <b>3</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>144</b>
Local ID	Units Upon Completion <b>144</b>

**Funding Sources:**

CDBG	
ESG	<u>\$26,512</u>
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$26,512</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Owner Occupied Housing

**Project Title** Belle Glade, City of

**Description**

Activity delivery costs of the City's Community Development Department related to CDBG-funded housing rehabilitations (15) and demolitions (10).

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Belle Glade Target Area

**Street Address:**  
**City, State, Zip Code:**

Objective Number <b>DH-3</b>	Project ID <b>4</b>
HUD Matrix Code <b>14H</b>	CDBG Citation <b>570.202</b>
Type of Recipient <b>Municipality</b>	CDBG National Objective <b>570.208(a)(3)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>25</b>
Local ID	Units Upon Completion <b>25</b>

**Funding Sources:**

CDBG	<u>\$123,918</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$123,918</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Center for Family Services, The

**Description**

**Provision of emergency shelter at the Pat Reeves Village for 168 persons. The agency also will provide homeless prevention services including emergency rent and utility payments to 90 persons.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 1320 Henrietta Avenue  
**City, State, Zip Code:** West Palm Beach, FL 33401

Objective Number <b>SL-1 &amp; DH-1</b>	Project ID <b>5</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>258</b>
Local ID	Units Upon Completion <b>258</b>

**Funding Sources:**

CDBG	
ESG	<u>\$66,215</u>
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$66,215</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Children's Case Management, Inc (d/b/a Families First of Palm Beach County)

**Description**

Provision of hotel/motel vouchers to 40 unduplicated families (120 individuals) for up to two weeks of shelter and direct assistance through the payment of emergency rent and utilities to 80 unduplicated families (240 individuals).

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 3333 Forest Hill Blvd., 2nd Floor  
**City, State, Zip Code:** West Palm Beach, FL 33406

Objective Number <b>DH-2</b>	Project ID <b>6</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>360</b>
Local ID	Units Upon Completion <b>360</b>

**Funding Sources:**

CDBG	
ESG	<u>\$21,667</u>
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$21,667</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Children's Home Society of Florida

**Description**

**Provision of shelter to 186 unduplicated homeless youth ages 10 to 19 at the Safe Harbor Run Away shelter that provides food, shelter and counseling services.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 3333 Forest Hill Blvd.  
**City, State, Zip Code:** West Palm Beach, FL 33406

Objective Number <b>SL-1</b>	Project ID <b>7</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>186</b>
Local ID	Units Upon Completion <b>186</b>

**Funding Sources:**

CDBG	
ESG	<u>\$15,671</u>
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$15,671</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Children's Home Society of Florida

**Description**

**Transitional housing facility for teen mothers ages 13-19 who are pregnant or with a child. Provision of food, case management, childcare, life skills education, parenting classes, and transportation.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** **Countywide**

**Street Address:** **3333 Forest Hill Blvd.**  
**City, State, Zip Code:** **West Palm Beach, FL 33406**

Objective Number <b>SL-1</b>	Project ID <b>8</b>
HUD Matrix Code <b>05</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>12</b>
Local ID	Units Upon Completion <b>12</b>

**Funding Sources:**

CDBG	<u>\$16,990</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$16,990</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Children's Place at Home Safe

**Description**

Emergency shelter and specialized and enhanced therapeutic care for 110 abused and/or neglected children between the ages of 10 and 17. Services are provided at five residential group homes.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Address:** (1) Lake Worth Campus – 2840 Sixth Avenue South, Lake Worth, FL 33461  
 (2) Boca Raton Campus – 680 Ipswich Street, Boca Raton, FL 33432  
 (3) WPB Sylvester Campus – 4884 Haverhill Road, West Palm Beach, FL 33417

Objective Number <b>SL-1</b>	Project ID <b>9</b>
HUD Matrix Code <b>05N</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>110</b>
Local ID	Units Upon Completion <b>110</b>

**Funding Sources:**

CDBG	<u>\$12,750</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$12,750</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Children's Place at Home Safe

**Description**

**Provision of emergency shelter to 110 abused and neglected children between the ages of 10 and 17 at five specialized and enhanced therapeutic care group homes serving**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 2840 Sixth Avenue South  
**City, State, Zip Code:** Lake Worth, FL 33461

Objective Number <b>SL-1</b>	Project ID <b>10</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>110</b>
Local ID	Units Upon Completion <b>110</b>

**Funding Sources:**

CDBG	
ESG	<u>\$24,600</u>
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$24,600</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Coalition for Independent Living Options, Inc.

**Description**

**Provision of emergency rent and utility assistance to 30 unduplicated persons through the agency's Homeless Prevention Program.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 6800 Forest Hills Blvd.  
**City, State, Zip Code:** West Palm Beach, FL 33413

Objective Number <b>DH-1</b>	Project ID <b>11</b>
HUD Matrix Code <b>05B</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>30</b>
Local ID	Units Upon Completion <b>30</b>

**Funding Sources:**

CDBG \_\_\_\_\_  
ESG \$25,000  
HOME \_\_\_\_\_  
HOPWA \_\_\_\_\_  
Total Formula \_\_\_\_\_  
Prior Year Funds \_\_\_\_\_  
Assisted Housing \_\_\_\_\_  
PHA \_\_\_\_\_  
Other Funding \_\_\_\_\_  
Total \$25,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Non-homeless Special Needs

**Project Title** Coalition for Independent Living Options, Inc.

**Description**

**Provision of delivered pre-prepared meals, to disabled individuals and their families through the DINE Program. They will serve 60 unduplicated individuals during the fiscal year.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 6800 Forest Hills Blvd.  
**City, State, Zip Code:** West Palm Beach, FL 33413

Objective Number <b>SL-1</b>	Project ID <b>12</b>
HUD Matrix Code <b>05B</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(i)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>60</b>
Local ID	Units Upon Completion <b>60</b>

**Funding Sources:**

CDBG	<u>\$16,384</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$16,384</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** N/A

**Project Title** DES Contingency Reserves and Un-programmed Funds

**Description**

Funds set aside to cover costs for activities described within the Action Plan or to fund activities added via amendments. The activity includes un-programmed funding from the County share (\$47,723), un-programmed municipal entitlement for the Town of Lake Park (\$37,294), un-programmed Special Area of Hope funding for an eligible non-public service activity reserved for the City of Pahokee (\$57,561), and estimated program income (\$25,000).

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 100 Australian Avenue, Suite 500  
**City, State, Zip Code:** West Palm Beach, FL 33406

Objective Number <b>N/A</b>	Project ID <b>13</b>
HUD Matrix Code <b>22</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>N/A</b>	Annual Units <b>N/A</b>
Local ID	Units Upon Completion <b>N/A</b>

**Funding Sources:**

CDBG	<u>\$248,484</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<u><b>\$248,484</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Other

**Project Title** DES Countywide Demolition and Clearance Program

**Description**

**Demolition of residential and/or commercial structures that have been determined to be unsafe, dilapidated, or condemned, for the purpose of eliminating slum and blight. Property owners' participation is voluntary and no fees are charged, or liens placed on the property.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 100 Australian Avenue  
**City, State, Zip Code:** West Palm Beach, FL 33406

Objective Number <b>SL-3</b>	Project ID <b>14</b>
HUD Matrix Code <b>04</b>	CDBG Citation <b>570.201(d)</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>570.208(b)(2)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>4</b>
Local ID	Units Upon Completion <b>4</b>

**Funding Sources:**

CDBG	<u>\$44,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<u><b>\$44,000</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Owner-Occupied Housing

**Project Title** DES Countywide Rehabilitation Program

**Description**

**Re-habilitation of owner-occupied single family housing throughout Palm Beach County. Funding is provided to homeowners as a conditional grant or as a forgivable loan.**

**Objective category:**       Suitable Living Environment       Decent Housing       Economic Opportunity  
**Outcome category:**       Availability/Accessibility       Affordability       Sustainability

**Location/Target Area:** Countywide

**Street Address:** 100 Australian Avenue  
**City, State, Zip Code:** West Palm Beach, FL 33406

Objective Number <b>DH- 3</b>	Project ID <b>15</b>
HUD Matrix Code <b>14A</b>	CDBG Citation <b>570.202</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>570.208(a)(3)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>7</b>
Local ID	Units Upon Completion <b>7</b>

**Funding Sources:**

CDBG	<u>\$220,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<u><b>\$220,000</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Planning/Administration

**Project Title** DES Program Administration

**Description**

**Includes general, fiscal, and planning administrative expenses incurred by DES in performing planning, coordinating, and monitoring of the CDBG and ESG Programs.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:**

**Street Address:** **100 Australian Avenue, Suite 500**  
**City, State, Zip Code:** **West Palm Beach, FL 33406**

Objective Number <b>N/A</b>	Project ID <b>16</b>
HUD Matrix Code <b>21A</b>	CDBG Citation <b>570.206</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>N/A</b>	Annual Units <b>N/A</b>
Local ID	Units Upon Completion <b>N/A</b>

**Funding Sources:**

CDBG	<u><b>\$1,078,753</b></u>
ESG	<u><b>\$39,871</b></u>
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u><b>\$1,118,624</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Owner Occupied Housing

**Project Title** DES Project Implementation

**Description**

**Includes activity delivery costs in implementing DES's housing related activities and capital improvement projects. Accomplishments under this activity will be reported under DES's Countywide Rehabilitation and Demolition Programs, as well as its capital improvement activities.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 100 Australian Avenue, Suite 500  
**City, State, Zip Code:** West Palm Beach, FL 33406

Objective Number <b>SL-3</b>	Project ID <b>17</b>
HUD Matrix Code <b>14H</b>	CDBG Citation <b>570.202</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>570.208(a)(3)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>H. Units/Pub. Facilities</b>	Annual Units <b>11</b>
Local ID	Units Upon Completion <b>11</b>

**Funding Sources:**

CDBG	<u>\$481,822</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$481,822</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Infrastructure

**Project Title** Greenacres, City of

**Description**

Phase 3 of the sanitary sewer construction project on public ROW along 10<sup>th</sup> Avenue North from Swain Boulevard to Martin Road and along Swain Boulevard approximately 350 feet north and south of 10<sup>th</sup> avenue.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Greenacres Target Area

**Street Address:**  
**City, State, Zip Code:**

Objective Number <b>SL-3</b>	Project ID <b>18</b>
HUD Matrix Code <b>03J</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>570.208(a)(1)(i)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>3,048</b>
Local ID	Units Upon Completion <b>3,048</b>

**Funding Sources:**

CDBG	<u>\$81,863</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$81,863</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Services

**Project Title** Healthy Mothers/Healthy Babies

**Description**

Through its mobile outreach program, the agency provides assistance to uninsured pregnant women and families to gain access to health care, prenatal care, food stamps, Medicaid, and cash assistance.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 500 Gulfstream Blvd., Suite 201  
**City, State, Zip Code:** Boynton Beach, FL 33483

Objective Number <b>SL-1</b>	Project ID <b>19</b>
HUD Matrix Code <b>05M</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(B)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>600</b>
Local ID	Units Upon Completion <b>600</b>

**Funding Sources:**

CDBG	<u>\$6,668</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$6,668</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Owner Occupied Housing

**Project Title** HOME CHDO Administered Program Activities

**Description**

**15% of the anticipated total HOME Program allocation set-aside to be used for the development and rehabilitation of multifamily rental housing and existing single family housing for first time homebuyers**

**Objective category:**       Suitable Living Environment       Decent Housing       Economic Opportunity  
**Outcome category:**       Availability/Accessibility       Affordability       Sustainability

**Location/Target Area:** Countywide

**Street Address:** Various Locations  
**City, State, Zip Code:**

Objective Number <b>DH-2</b>	Project ID <b>20</b>
HUD Matrix Code <b>13</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>3</b>
Local ID	Units Upon Completion <b>3</b>

**Funding Sources:**

CDBG	_____
ESG	_____
HOME	<b>\$238,530.60</b>
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<b>\$238,530.60</b>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Planning/Administration

**Project Title** HOME CHDO Operating Expenses

**Description**

**5% of the total HOME Program allocation set-aside for operating expenses of CHDOs which will be used to administer HOME funded activities**

**Objective category:**       Suitable Living Environment       Decent Housing       Economic Opportunity  
**Outcome category:**       Availability/Accessibility       Affordability       Sustainability

**Location/Target Area:** Countywide

**Street Address:** Various Locations

**City, State, Zip Code:**

Objective Number <b>DH-2</b>	Project ID <b>21</b>
HUD Matrix Code <b>21I</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>N/A</b>	Annual Units <b>N/A</b>
Local ID	Units Upon Completion <b>N/A</b>

**Funding Sources:**

CDBG	_____
ESG	_____
HOME	<b>\$79,510.20</b>
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<b>\$79,510.20</b>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Owner Occupied Housing

**Project Title** HOME Developer Rental Program

**Description**

**Loan assistance to developers to create permanent rental housing through the construction of new housing on vacant property, demolition of existing vacant buildings, construction of new rental housing, rehabilitation of existing residential property and acquisition of the aforementioned properties.**

**Objective category:**       Suitable Living Environment       Decent Housing       Economic Opportunity  
**Outcome category:**       Availability/Accessibility       Affordability       Sustainability

**Location/Target Area:** Countywide

**Street Address:** 100 Australian Avenue, Suite 500  
**City, State, Zip Code:** West Palm Beach, FL 33406

Objective Number <b>DH-2</b>	Project ID <b>22</b>
HUD Matrix Code <b>13</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>5</b>
Local ID	Units Upon Completion <b>5</b>

**Funding Sources:**

CDBG	_____
ESG	_____
HOME	<u><b>\$1,000,000</b></u>
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u><b>\$1,000,000</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Owner Occupied Housing

**Project Title** HOME Individual Development Account

**Description**

IDA savings accounts will provide a way to accumulate the necessary cash to meet, among other things, a down-payment for a home. HOME Program funds may be used as a source of matching funds to an IDA when the objective is purchasing a home and the account holder is income eligible (i.e. at or below 80% AMI)

**Objective category:**       Suitable Living Environment       Decent Housing       Economic Opportunity  
**Outcome category:**       Availability/Accessibility       Affordability       Sustainability

**Location/Target Area:** Countywide

**Street Address:** Various Locations  
**City, State, Zip Code:**

Objective Number <b>DH-2</b>	Project ID <b>23</b>
HUD Matrix Code <b>13</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>28</b>
Local ID	Units Upon Completion <b>28</b>

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	<b>\$113,142.80</b>
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<b>\$113,142.80</b>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Planning/Administration

**Project Title** HOME Program Administration and Planning

**Description**

**10% of the total HOME Program allocation set-aside for eligible administrative costs incurred during the implementation of the HOME Program**

**Objective category:**       Suitable Living Environment       Decent Housing       Economic Opportunity  
**Outcome category:**       Availability/Accessibility       Affordability       Sustainability

**Location/Target Area:** **Countywide**

**Street Address:** **100 Australian Avenue, Suite 500**

**City, State, Zip Code:** **West Palm Beach, FL 33406**

Objective Number <b>DH-2</b>	Project ID <b>24</b>
HUD Matrix Code <b>19A</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Grantee</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>N/A</b>	Annual Units <b>N/A</b>
Local ID	Units Upon Completion <b>N/A</b>

**Funding Sources:**

CDBG	_____
ESG	_____
HOME	<b>\$159,020.40</b>
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<b>\$159,020.40</b>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Jesus and You Outreach Ministries, Inc.

**Description**

**Provision of emergency shelter and transitional housing to homeless men with a history of substance abuse and/or men who are leaving incarceration.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 2831 Avenue 'S'  
**City, State, Zip Code:** Riviera Beach, FL 33404

Objective Number <b>SL-1 &amp; DH-1</b>	Project ID <b>25</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>130</b>
Local ID	Units Upon Completion <b>130</b>

**Funding Sources:**

CDBG	<u>\$8,495</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<u><b>\$8,495</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Jesus and You Outreach Ministries, Inc.

**Description**

**Provision of emergency shelter and transitional housing to homeless men with a history of substance abuse and/or men who are leaving incarceration.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 2831 Avenue 'S'  
**City, State, Zip Code:** Riviera Beach, FL 33404

Objective Number <b>SL-1 &amp; DH-1</b>	Project ID <b>26</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>130</b>
Local ID	Units Upon Completion <b>130</b>

**Funding Sources:**

CDBG \_\_\_\_\_  
ESG \$10,000  
HOME \_\_\_\_\_  
HOPWA \_\_\_\_\_  
Total Formula \_\_\_\_\_  
Prior Year Funds \_\_\_\_\_  
Assisted Housing \_\_\_\_\_  
PHA \_\_\_\_\_  
Other Funding \_\_\_\_\_  
Total \$10,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Facilities

**Project Title** Lake Worth, City of

**Description**

**Improvements to the outdoor portion of the Shuffleboard Courts Community Center located at 1121 Lucerne Ave., Lake Worth, FL 33460**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Lake Worth Target Area

**Street Address:** 1121 Lucerne Avenue  
**City, State, Zip Code:** Lake Worth, FL 33460

Objective Number <b>SL-1</b>	Project ID <b>27</b>
HUD Matrix Code <b>03E</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>570.208(a)(1)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>15,275</b>
Local ID	Units Upon Completion <b>15,275</b>

**Funding Sources:**

CDBG	<u>\$194,859</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$194,859</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Services

**Project Title** Legal Aid Society of Palm Beach County

**Description**

**Through the Fair Housing Project, the agency provides fair housing enforcement, education and outreach to low-income clients.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 423 Fern Street, Suite 200  
**City, State, Zip Code:** West Palm Beach, FL 33401

Objective Number <b>SL-1</b>	Project ID <b>28</b>
HUD Matrix Code <b>05J</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(B)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>822</b>
Local ID	Units Upon Completion <b>822</b>

**Funding Sources:**

CDBG	<u>\$43,487</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$43,487</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** The Lord's Place, Inc.

**Description**

Operation of an emergency supportive housing program for single men. Clients will be provided with housing as well as services including food, case management, drug and alcohol services, bus passes, clothing and employment services.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 1750 ne 4<sup>th</sup> Street  
**City, State, Zip Code:** Boynton Beach, FL 33407

Objective Number <b>SL-1 &amp; DH-1</b>	Project ID <b>29</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>75</b>
Local ID	Units Upon Completion <b>75</b>

**Funding Sources:**

CDBG \_\_\_\_\_  
 ESG \$30,000  
 HOME \_\_\_\_\_  
 HOPWA \_\_\_\_\_  
 Total Formula \_\_\_\_\_  
 Prior Year Funds \_\_\_\_\_  
 Assisted Housing \_\_\_\_\_  
 PHA \_\_\_\_\_  
 Other Funding \_\_\_\_\_  
 Total \$30,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** The Lord's Place, Inc.

**Description**

**Operation of the Family Emergency Shelter, which provides emergency shelter and support services to homeless families.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 4979 Wedgewood Way  
**City, State, Zip Code:** West Palm Beach, FL 33417

Objective Number <b>SL-1 &amp; DH-1</b>	Project ID <b>30</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>126</b>
Local ID	Units Upon Completion <b>126</b>

**Funding Sources:**

CDBG \_\_\_\_\_  
ESG \$30,000  
HOME \_\_\_\_\_  
HOPWA \_\_\_\_\_  
Total Formula \_\_\_\_\_  
Prior Year Funds \_\_\_\_\_  
Assisted Housing \_\_\_\_\_  
PHA \_\_\_\_\_  
Other Funding \_\_\_\_\_  
Total \$30,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Owner Occupied Housing

**Project Title** Pahokee, City of

**Description**

**Activity delivery costs of the City's Community Development Department related to CDBG-funded housing rehabilitations (10) and demolitions (5).**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Pahokee Target Area

**Street Address:** 207 Begonia Drive  
**City, State, Zip Code:** Pahokee, FL 33476

Objective Number <b>DH-3</b>	Project ID <b>31</b>
HUD Matrix Code <b>14H</b>	CDBG Citation <b>570.202</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>570.208(a)(3)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>15</b>
Local ID	Units Upon Completion <b>15</b>

**Funding Sources:**

CDBG	<u>\$44,158</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$44,158</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Facilities

**Project Title** Pahokee, City of

**Description**

**Phase II of improvements to the Old Pahokee High School Gymnasium, which includes the replacement of a/c units, doors, windows, roofing, and improvements to the bathrooms, electrical system, landscaping and painting.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Pahokee Target Area

**Street Address:** 360 E. Main St  
**City, State, Zip Code:** Pahokee, FL 33476

Objective Number <b>SL-1</b>	Project ID <b>32</b>
HUD Matrix Code <b>03E</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>570.208(a)(1)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>6,649</b>
Local ID	Units Upon Completion <b>6,649</b>

**Funding Sources:**

CDBG	<u>\$165,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$165,000</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Facilities

**Project Title** Pahokee, City of

**Description**

**Purchase and installation of a generator for use at the City's Community Center.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Pahokee Target Area

**Street Address:** 360 E. Main St  
**City, State, Zip Code:** Pahokee, FL 33476

Objective Number <b>SL-3</b>	Project ID <b>33</b>
HUD Matrix Code <b>03E</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>570.208(a)(1)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>6,649</b>
Local ID	Units Upon Completion <b>6,649</b>

**Funding Sources:**

CDBG	<u>\$43,119</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$43,119</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Facilities

**Project Title** Pahokee, City of

**Description**

**Improvements to the Basketball Courts at Dr. Martin Luther King, Jr. Park.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Pahokee Target Area

**Street Address:** 380 East Dr. MLK Jr. Boulevard

**City, State, Zip Code:** Pahokee, FL 33476

Objective Number <b>SL-3</b>	Project ID <b>34</b>
HUD Matrix Code <b>03E</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>570.208(a)(1)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>6,649</b>
Local ID	Units Upon Completion <b>6,649</b>

**Funding Sources:**

CDBG	<u>\$30,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$30,000</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Economic Development

**Project Title** PBC CDBG Economic Development Program

**Description**

DES will set aside \$539,376 of its FY 2012 -2013 CDBG allocation to fund eligible economic development activities, which serves a National Objective and provides a public benefit to residents of the Palm Beach County CDBG Program Jurisdiction. The specific activities/locations will be identified during the course of the program year, and added to the Action Plan via an amendment in accordance with the Citizen Participation Plan.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** **Countywide**

**Street Address:** **100 Australian Avenue, Suite 500**  
**City, State, Zip Code:** **West Palm Beach, FL 33406**

Objective Number <b>EO-1 &amp; EO-3</b>	Project ID <b>35</b>
HUD Matrix Code <b>18A</b>	CDBG Citation <b>570.203(b)</b>
Type of Recipient <b>For-Profits</b>	CDBG National Objective <b>570.208(a)(4)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Jobs</b>	Annual Units <b>36</b>
Local ID	Units Upon Completion <b>36</b>

**Funding Sources:**

CDBG	<u>\$539,376</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$539,376</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Infrastructure

**Project Title** PBC Water Utilities Department

**Description**

**Installation of water meters to residents and businesses (Citywide) in the City of Belle Glade, FL 33430**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Citywide Belle Glade

**Street Address:**  
**City, State, Zip Code:**

Objective Number <b>SL-1 &amp; SL-3</b>	Project ID <b>36</b>
HUD Matrix Code <b>03J</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>County Department</b>	CDBG National Objective <b>570.208(a)(1)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>6,240</b>
Local ID	Units Upon Completion <b>6,240</b>

**Funding Sources:**

CDBG	<u>\$825,000</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<u><b>\$825,000</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Infrastructure

**Project Title** PBC Water Utilities Department

**Description**

**Installation of a sanitary sewer mains and a lift station along Pioneer Road in the Town of Mangonia Park.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Town of Mangonia Park

**Street Address:** Pioneer Road  
**City, State, Zip Code:** Mangonia Park, FL 33407

Objective Number <b>SL-1 &amp; SL-3</b>	Project ID <b>37</b>
HUD Matrix Code <b>03J</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>County Department</b>	CDBG National Objective <b>570.208(a)(1)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>32</b>
Local ID	Units Upon Completion <b>32</b>

<b>Funding Sources:</b>	
CDBG	<u>\$290,072</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$290,072</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Place of Hope

**Description**

**Provision of family-style residential care to homeless abused and neglected children who are in custody of the State at its Residential Child Caring campus. Services provided include education, legal assistance, mental health care, life skills training, therapy and vocational training.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 9078 Isaiah Lane  
**City, State, Zip Code:** Palm Beach Gardens, FL 33410

Objective Number <b>SL-1</b>	Project ID <b>38</b>
HUD Matrix Code <b>05N</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>44</b>
Local ID	Units Upon Completion <b>44</b>

**Funding Sources:**

CDBG	<u>\$11,125</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$11,125</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Services

**Project Title** Redlands Christian Migrant Association

**Description**

**Comprehensive child development services for children of farm workers.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 20 Carver Street  
**City, State, Zip Code:** Belle Glade, FL 33430

Objective Number <b>SL-1</b>	Project ID <b>39</b>
HUD Matrix Code <b>05L</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>105</b>
Local ID	Units Upon Completion <b>105</b>

**Funding Sources:**

CDBG	<u>\$9,911</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$9,911</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Infrastructure

**Project Title** Riviera Beach, City of

**Description**

**Reconstruction of deteriorated streets along West 36<sup>th</sup> Street between Avenues J and K. Improvements include installation of drainage pipes, inlet structures, concrete sidewalks, base rock, asphalt surfacing, road striping, and signage.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Riviera Beach Target Area

**Street Address:**  
**City, State, Zip Code:**

Objective Number <b>SL-3</b>	Project ID <b>40</b>
HUD Matrix Code <b>03K</b>	CDBG Citation <b>570.201(c)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>570.208(a)(1)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>110</b>
Local ID	Units Upon Completion <b>110</b>

**Funding Sources:**

CDBG	<u>\$173,172</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$173,172</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Salvation Army, The

**Description**

**Provision of emergency shelter for single homeless men and veterans and services including food, case management, drug and alcohol services, bus passes, clothing and employment services.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 1577 N. Military Trail  
**City, State, Zip Code:** West Palm Beach, FL 33409

Objective Number <b>SL-1 &amp; DH-1</b>	Project ID <b>41</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>150</b>
Local ID	Units Upon Completion <b>150</b>

**Funding Sources:**

CDBG	
ESG	<u>\$60,030.00</u>
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$60,030.00</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Services

**Project Title** Senator Phillip D. Lewis Center for Homeless Individuals

**Description**

**Operational costs of the Senator Philip D. Lewis Center for Homeless Individuals. Services to be provided through Gulfstream Goodwill Industries, Adopt-A-Family of Palm Beach County, and the Lord's Place, Inc. PBC Department of Community Services is the implementing agency.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 1000 45<sup>th</sup> Street  
**City, State, Zip Code:** West Palm Beach, FL 33407

Objective Number <b>SL-1 &amp; DH-2</b>	Project ID <b>42</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>769</b>
Local ID	Units Upon Completion <b>769</b>

**Funding Sources:**

CDBG	<u>\$606,799</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$606,799</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Non-homeless Special Needs

**Project Title** Seagull Industries for the Disabled, Inc.

**Description**

**Provision of vocational training for developmentally challenged adults at the agency's Achievement Center.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 3879 Byron Drive  
**City, State, Zip Code:** West Palm Beach, FL 33404

Objective Number <b>SL-1</b>	Project ID <b>43</b>
HUD Matrix Code <b>05B</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(A)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>125</b>
Local ID	Units Upon Completion <b>125</b>

**Funding Sources:**

CDBG	<u>\$22,249</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<u><b>\$22,249</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Services

**Project Title** Sickle Cell Foundation

**Description**

**Through the Glades Project, provision of case management, education, counseling and referrals to medical and community partners for individuals and their families who possess the Sickle Cell Disease or trait.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 360 E. Main Street  
**City, State, Zip Code:** Pahokee, FL 33476

Objective Number <b>SL-1</b>	Project ID <b>44</b>
HUD Matrix Code <b>05M</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(B)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>144</b>
Local ID	Units Upon Completion <b>144</b>

**Funding Sources:**

CDBG	<u>\$12,743</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$12,743</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Owner Occupied Housing

**Project Title** South Bay, City of

**Description**

The City's Community Development Department will carry out the demolition and clearance of unsafe housing structures throughout the city. Approximately 2 houses will be demolished.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Citywide South Bay

**Street Address:** 335 SW 2<sup>nd</sup> Avenue  
**City, State, Zip Code:** South Bay, FL 33493

Objective Number <b>DH-3</b>	Project ID <b>45</b>
HUD Matrix Code <b>04</b>	CDBG Citation <b>570.201(d)</b>
Type of Recipient <b>Local Government</b>	CDBG National Objective <b>570.208(a)(3)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>Housing Units</b>	Annual Units <b>2</b>
Local ID	Units Upon Completion <b>2</b>

**Funding Sources:**

CDBG	<u>\$26,101</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$26,101</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Public Services

**Project Title** Urban League of Palm Beach County, The

**Description**

**Provision of foreclosure mitigation counseling, homebuyer education classes, rental assistance, and financial literacy training through the agency's Comprehensive Housing Counseling Program.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 1700 N. Australian Avenue  
**City, State, Zip Code:** West Palm Beach, FL 33407

Objective Number <b>SL-1</b>	Project ID <b>46</b>
HUD Matrix Code <b>05</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(B)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>850</b>
Local ID	Units Upon Completion <b>850</b>

**Funding Sources:**

CDBG	<u>\$13,552</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	<u>\$13,552</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Vita Nova, Inc.

**Description**

**Provision of transitional housing for youth ages 18-25 who have aged out of foster care.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 1316 and 1320 Alpha Street  
**City, State, Zip Code:** West Palm Beach, FL 33409

Objective Number <b>SL-1</b>	Project ID <b>47</b>
HUD Matrix Code <b>05D</b>	CDBG Citation <b>570.201(e)</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>570.208(a)(2)(i)(B)</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>30</b>
Local ID	Units Upon Completion <b>30</b>

**Funding Sources:**

CDBG	<u>\$9,506</u>
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
<b>Total</b>	<u><b>\$9,506</b></u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** Vita Nova, Inc.

**Description**

**Provision of transitional housing for youth ages 18-25 who have aged out of foster care.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** 1316 and 1320 Alpha Street  
**City, State, Zip Code:** West Palm Beach, FL 33409

Objective Number <b>SL-1</b>	Project ID <b>48</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>130</b>
Local ID	Units Upon Completion <b>130</b>

**Funding Sources:**

CDBG	
ESG	<u>\$60,394</u>
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$60,394</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Palm Beach County

**Priority Need** Homeless/HIV/AIDS

**Project Title** YWCA of Palm Beach County

**Description**

**Provision of emergency shelter to victims of domestic abuse and their children which provides residential services, counseling services, and crisis intervention.**

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Countywide

**Street Address:** Confidential Location  
**City, State, Zip Code:**

Objective Number <b>SL-1</b>	Project ID <b>49</b>
HUD Matrix Code <b>03T</b>	CDBG Citation <b>N/A</b>
Type of Recipient <b>Non-profit</b>	CDBG National Objective <b>N/A</b>
Start Date (mm/dd/yyyy) <b>10/1/2012</b>	Completion Date (mm/dd/yyyy) <b>9/30/2013</b>
Performance Indicator <b>People</b>	Annual Units <b>555</b>
Local ID	Units Upon Completion <b>555</b>

**Funding Sources:**

CDBG	
ESG	<u>\$24,882</u>
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	<u>\$24,882</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**G. GEOGRAPHIC DISTRIBUTION/ALLOCATION PRIORITIES - 91.220(d) and (f)**

The following tables (G-1, G-2, and G-3) identify the geographic areas to which DES will direct assistance under the CDBG Program during FY 2012-2013. The tables display the following information: the agency that will implement the activity, a description of the activity, the specific areas where the activities will take place, the percentage of minority concentration in the activity service areas, and the concentration of low- and moderate-income people in those service areas. Information on minority concentration and low- and moderate-income populations were obtained using 2000 Census data. Activities that provide housing or public service benefits to low- and moderate-income persons, homeless, and special needs populations are performed by agencies on a countywide basis.

It is estimated that \$1,483,016 or 27.49% of the County's CDBG entitlement for FY 2012-2013 will be dedicated strictly to activities which will be located in CDBG Planning Areas identified by Palm Beach County. The tables show that the majority of CDBG expenditures for FY 2012-2013 will be on activities located in areas of the County that have a majority of low-and moderate-income persons or are provided to eligible low and moderate income individuals and households on a countywide basis.

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**Table G-1  
Municipalities**

Implementing Agency		Activity Description	Planning Area	Minority %	L/M Conc.
1)	Belle Glade, City of	Project Implementation: Funds to assist the City's Community Development Program	City of Belle Glade	86.8%	72.2%
2)	Greenacres, City of	Public Facilities and Improvements: Sanitary Sewer Line Installation	Greenacres Target Area	61.7%	56.8%
3)	Lake Worth, City of	Public Facilities and Improvements: Reconstruction of sidewalks	Lake Worth Target Area	90.9%	75.4%
4)	Pahokee, City of	Public Facilities and Improvements: Old Pahokee High School Gymnasium	City of Pahokee	88.7%	73.4%
5)	Pahokee, City of	Public Facilities and Improvements: Installation of generator	Pahokee Target Area	88.7%	73.4%
6)	Pahokee, City of	Project Implementation: Funds to assist the City's Community Development Program	Pahokee Target Area	88.7%	73.4%
7)	Palm Beach County Water Utilities	Public Facilities and Improvements: Installation of Water Meters	City of Belle Glade	86.8%	72.2%
8)	Palm Beach County Water Utilities	Public Facilities and Improvements: Sanitary sewer improvements along Pioneer Rd in Mangonia Park	Town of Mangonia Park	*	*
9)	Riviera Beach, City of	Public Facilities and Improvements: Reconstruction of West 36 <sup>th</sup> Street	Riviera Beach Target Area	98.7%	74.5%
10)	South Bay, City of	Project Implementation: funds to assist the City's Community Development Program	City of South Bay	85.8%	76.2%

**\* Applicant will be gathering racial/ethnic information and income certification to determine the low and moderate income population for the specific service area. Project will be cancelled if low/moderate income requirement of at least 51% is not met.**

**Table G-2  
Unincorporated Palm Beach County**

Implementing Agency	Activity Description	Planning Area	Minority %	L/M Conc.
1)	Redlands Christian Migrant Assoc.	Public Services: Child care services at the Belle Glade Child Development Center	Okeechobee Center 63.9%	97.4%

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**Table G-3  
Countywide Activities**

Implementing Agency		Activity Description	Planning Area
1)	Aid to Victims of Domestic Abuse	Public Service: Operating costs in support of AVDA's transitional housing program	Countywide
2)	Children's Home Society of Florida	Public Service: Operation support for services provided at Transitions House for pregnant teens/teen mothers	Countywide
3)	Children's Place at Home Safe	Public Service: Operation support for children/youth services	Countywide
4)	Coalition for Independent Living Options	Public Service: Operation support for services to disabled individuals	Countywide
5)	Palm Beach County Community Services	Public Service: Operational costs of the Senator Philip D. Lewis Center (Homeless Resource Center)	Countywide
6)	Healthy Mothers/Healthy Babies	Public Service: Operational support for a non-profit community health center	Countywide
7)	J.A.Y. Ministries	Public Service: Operating cost to provide assistance to uninsured low-income pregnant women	Countywide
8)	Legal Aid Society of Palm Beach County	Public Service: Fair housing program	Countywide
9)	Palm Beach County Economic Sustainability	Housing: Countywide Rehabilitation Program	Countywide
10)	Palm Beach County Economic Sustainability	Housing: Countywide Demolition Program	Countywide
11)	Place of Hope	Public Service: Case management for children in foster care	Countywide
12)	Seagull Industries for the Disabled	Public Service: Operation support to provide vocational training to developmentally challenged adults	Countywide
13)	Sickle Cell Foundation	Public Service: Operation support for the Glades Project for persons with Sickle Cell disease	Countywide
14)	Urban League of Palm Beach County	Public Service: Operation support for the Comprehensive Housing Counseling Program	Countywide
15)	Vita Nova	Public Service: Operation support for young adults aged out of foster care	Countywide

The CDBG Program requires that over a period of time specified by the grantee, not to exceed three years (three years for Palm Beach County), not less than 70% of the aggregate CDBG expenditures shall be for activities benefitting low- and moderate-income persons. Consistent with this requirement, priority is given by DES to eligible projects that assist of a high number of low- to moderate income persons. For those projects providing assistance on an area benefit basis, the identification of target areas provides the necessary information on income, minority concentration and need.

To identify those geographic areas in which there is a concentration of low and moderate income persons, and racial and ethnic minorities, Palm Beach County Department of Economic Sustainability (DES - formerly Housing and Community Development), undertook an update of the Study to Identify HCD Planning Areas for the Community Development Block Grant Program (2003-2009) as part of the Five Year Consolidated Plan (FY 2010-2015).

The Planning Areas (aka Target Areas), as identified in the Plan, are described using 2000 Census and estimates from the 2006-2008 American Community Survey. These sources provide DES with information, on the social and economic characteristics of target areas, such as population, race, income and employment. Additional information on land use and condition of housing was accomplished by collecting data via surveys to municipalities and other public agencies; and by DES Strategic Planning Section staff conducting a windshield survey of those areas that were new or had changed in size since the last study in 2003. Income information for the areas was provided by utilizing HUD's Low/Mod Income Summary Data based on 2000 Census data at a block group level.

Appendix II provides a list and descriptions of all of the Target Areas identified under the Five Year Consolidated Plan (FY 2010-2015). It should be noted that projects in a Target Area do not automatically become eligible for CDBG funding. The CDBG Program ties eligibility to projects, rather than areas. Proposed projects are subject to independent evaluation using criteria and guidelines established by HUD and DES, on a project by project basis.

In order to illustrate the location of activities in the County, DES utilized ArcView 10 software to create maps illustrating the locations of the areas of the jurisdiction where it will provide assistance during FY 2012-2013. One map shows the location of activities with specified sites and areas of low -and moderate-income concentration throughout the County. The other maps depict concentrations of racial/ethnic minorities and the locations of activities with specified sites. All activity location maps are located at the end of this section. Please note that activities with confidential locations are not listed on the maps.

## **2. Allocation Priorities, Investment Rationale, and Underserved Needs Obstacles**

The allocation of investments by geographic areas is influenced by various factors, namely, program requirements, establishment of target areas, local methodologies, funding applications received, County-initiated projects, prioritization provided by municipalities for their projects, and established priorities. A summary of the factors influencing the geographic allocation of program funds is described below.

Under the CDBG program, preference is given to the implementation of non-housing activities in

designated Target Areas, except for public service activities which are usually provided on a countywide basis. The County's CDBG program includes the Local Entitlement Methodology which is directly linked to the establishment of Target Areas and the basis for the distribution of funds.

All Urban County participating municipalities as well as the unincorporated areas of Palm Beach County were provided the opportunity to create Target Areas that meet the established criteria for designation as a target area. As a result of an update to the Study to Identify HCD Planning Areas for the Community Development Block Program (2003-2009), which was incorporated into the Five Year Consolidated Plan (2010-2015), three existing target areas were expanded and three new target areas were added for a total of 32 Target Areas. For FY 2012-2013, one target area (Town of Jupiter) has been removed as the Town has established its own CDBG entitlement jurisdiction with HUD.

The Local Entitlement Methodology, described in Appendix 1 of this Plan, was devised as a mechanism to assist in reaching as many low- and moderate-income persons as possible, to expend funds where they are most needed, and ensure a fair and equitable distribution of funds between the incorporated and unincorporated areas of the County. To this end, the Local Entitlement Methodology is impacted by the identification of CDBG Target Areas in the County's jurisdiction. Local entitlements are distributed to those municipalities that have identified a Target Area and have met the application/review criteria established by DES.

The Local Entitlement Methodology provides for an additional funding strategy - Area of Hope Funding - aimed at assisting Target Areas within municipalities where the concentration of low-mod persons exceeds 70%. This strategy is implemented only if surplus funds from the unincorporated area are available. For FY 2012-13, no surplus funds were available from the unincorporated area of Palm Beach County to supplement CDBG funding to municipalities.

Under the Local Entitlement Methodology, the County also implements a Special Area of Hope Program whereby an extra allocation of CDBG funds is made available to the three Glades Region municipalities of Pahokee, Belle Glade and South Bay on a rotating basis.

A factor influencing the geographic allocation of CDBG funds is the process used to award funding during the regular funding cycle. For FY 2012-2013, the County's review process for public service activities was changed to a request for proposal process, so that in order to be considered for funding, an agency had to submit a proposal that, if deemed responsive, would be considered for CDBG funding by a CDBG Public Service Selection Committee. Public Service activities, such as those addressing homeless needs, are generally considered to be Countywide, due to the nature and scope of the activities. For municipal entities and County Departments to be considered for CDBG funding, they were required to submit applications during the regular funding cycle. These applications for funding reflect, to a certain extent, unmet and/or partially met community needs throughout the CDBG program jurisdiction. For FY 2012-2013 public service activities, the Board of County Commissioners (BCC) designated funding of homeless activities, specifically as it relates to the Senator Philip D. Lewis Center for homeless individuals in Palm Beach County (Homeless Resource Center). The BCC also prioritized activities that assist the disabled, senior citizens and special needs individuals, and recognized funding of Fair Housing as a HUD requirement. Except for activities related to the Homeless Resource Center,

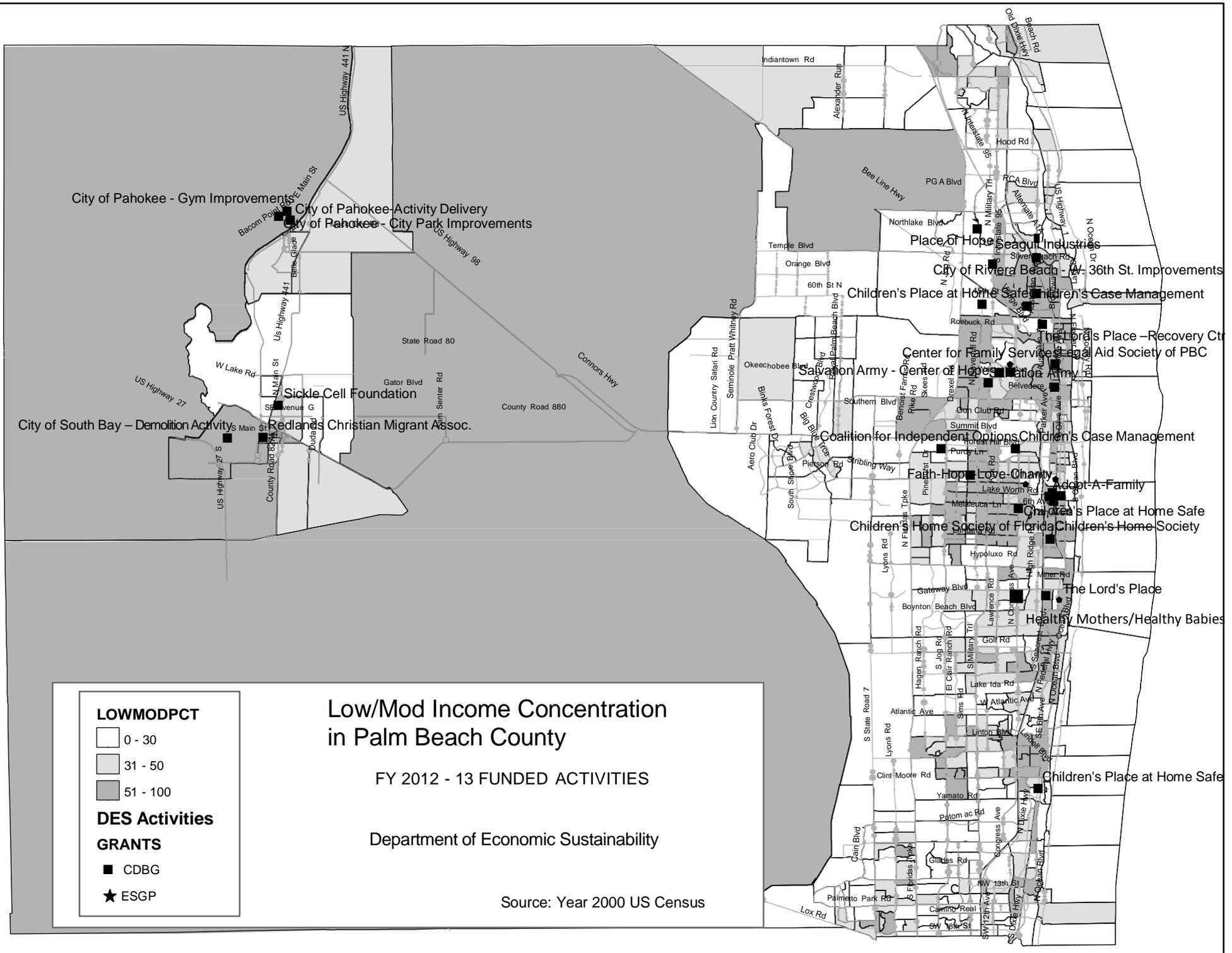
all other public service agencies were required to participate in a competitive process whereby proposals were requested by DES, submitted by non-profit agencies, reviewed for responsiveness using the criteria established, and which includes, among others, the priorities identified in the Five Year Consolidated Plan, compliance with national objective, project feasibility/viability, and matching contributions. Municipalities eligible to receive an entitlement, by having an identified CDBG Target Area under the Local Entitlement Methodology, are required to submit only one project for funding consideration.

County initiated projects and projects submitted by municipalities without Target Areas were considered for funding from the portion of the Unincorporated County entitlement. These entities were also requested to submit only one activity for funding consideration. Activities submitted by municipalities and County Departments are generally capital improvement/infrastructure projects.

Housing programs involving the construction of new single family housing or rehabilitation of single family housing, are steered to the Target Areas as part of a neighborhood revitalization effort; however, other planning areas participate as well. Construction of multi-family housing, when not geographically constrained by program requirements, is generally guided by market forces. Housing acquisition and homebuyer activities are usually carried out Countywide; however, HOME funds may only be used in the County's CDBG Jurisdiction.

Programs such as the Neighborhood Stabilization Program #2, and #3 have instituted in their programmatic requirements the establishment of areas in which program funds would be expended. As such, locally, under NSP3, the program included "areas of greatest needs" and under NSP2 it included Palm Beach County's Urban Redevelopment Area (URA). These "areas of greatest need" were chosen largely on the basis of foreclosure and vacancy rates. The URA was chosen for foreclosure rate, redevelopment potential, and previous or current County investment in the area.

In regard to identifying obstacles for addressing underserved needs relating to housing, homelessness, and non-housing related community development needs, the primary obstacle is the lack of sufficient funding resources to address the priority needs as identified in the Five Year Consolidated Plan. (2010-2015). Palm Beach County attempts to maximize the amount of resources available for this purpose by applying for other non-entitlement, non-formula-based funding sources, providing funds from general revenues, and supporting funding applications from entities within the jurisdiction to other funders other than the County. Also, the County seeks to assign scarce resources to fund activities which provide benefits to the greatest number of low and moderate-income persons and at the same time address the needs with the highest priority as stated in the Five Year Consolidated Plan.



**LOWMODPCT**

- 0 - 30
- 31 - 50
- 51 - 100

**DES Activities GRANTS**

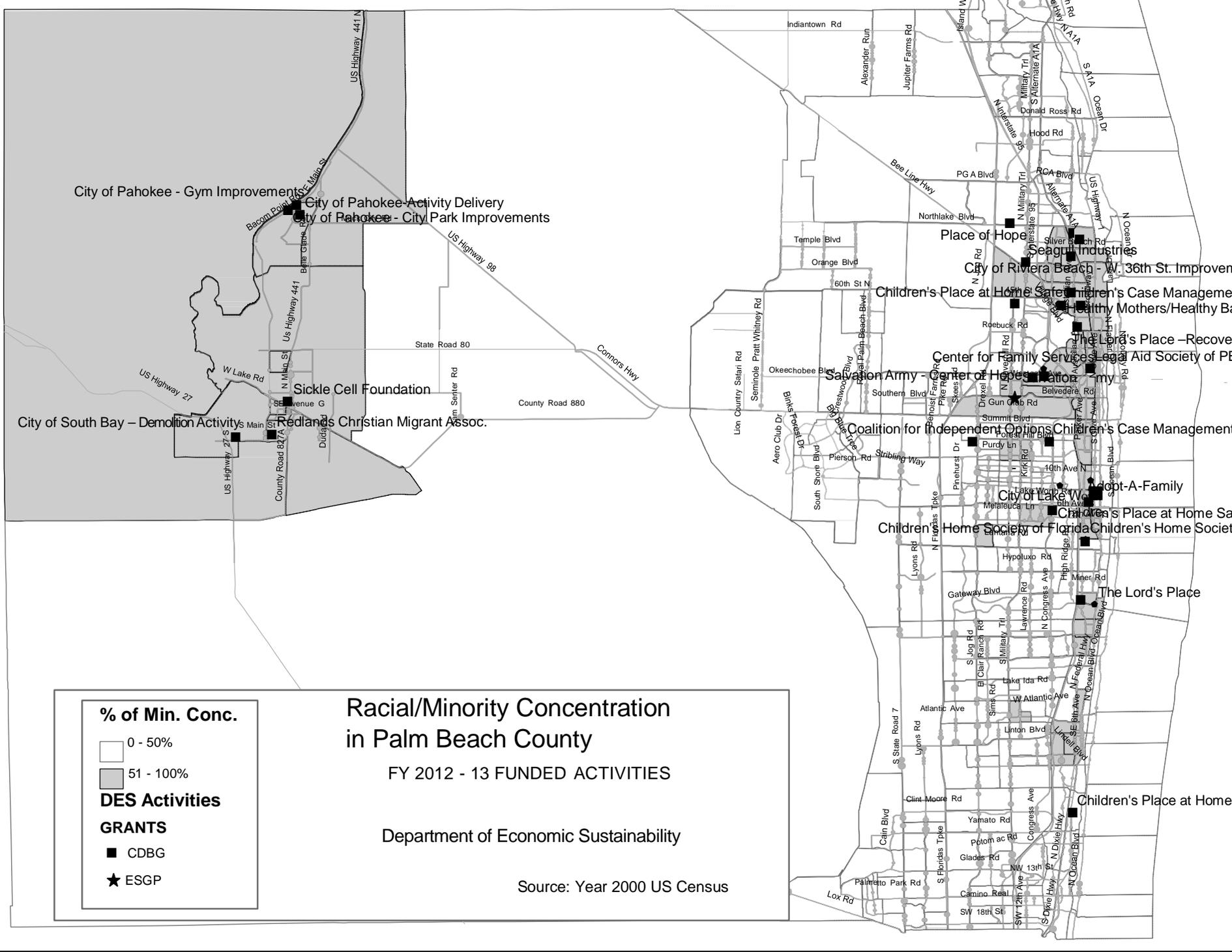
- CDBG
- ★ ESGP

**Low/Mod Income Concentration in Palm Beach County**

FY 2012 - 13 FUNDED ACTIVITIES

Department of Economic Sustainability

Source: Year 2000 US Census



City of Pahokee - Gym Improvements  
 City of Pahokee - Activity Delivery  
 City of Pahokee - City Park Improvements

City of South Bay - Demolition Activity  
 Redlands Christian Migrant Assoc.

Sickle Cell Foundation

Place of Hope

City of Riviera Beach - W. 36th St. Improvements

Children's Place at Home Safe  
 Children's Case Management  
 Healthy Mothers/Healthy Babies

Center for Family Services  
 Legal Aid Society of PBC

Salvation Army - Center of Hope

Coalition for Independent Options  
 Children's Case Management

City of Lake Worth  
 Adopt-A-Family

Children's Home Society of Florida  
 Children's Home Society

The Lord's Place

Children's Place at Home Safe

**% of Min. Conc.**

0 - 50%

51 - 100%

**DES Activities**

**GRANTS**

■ CDBG

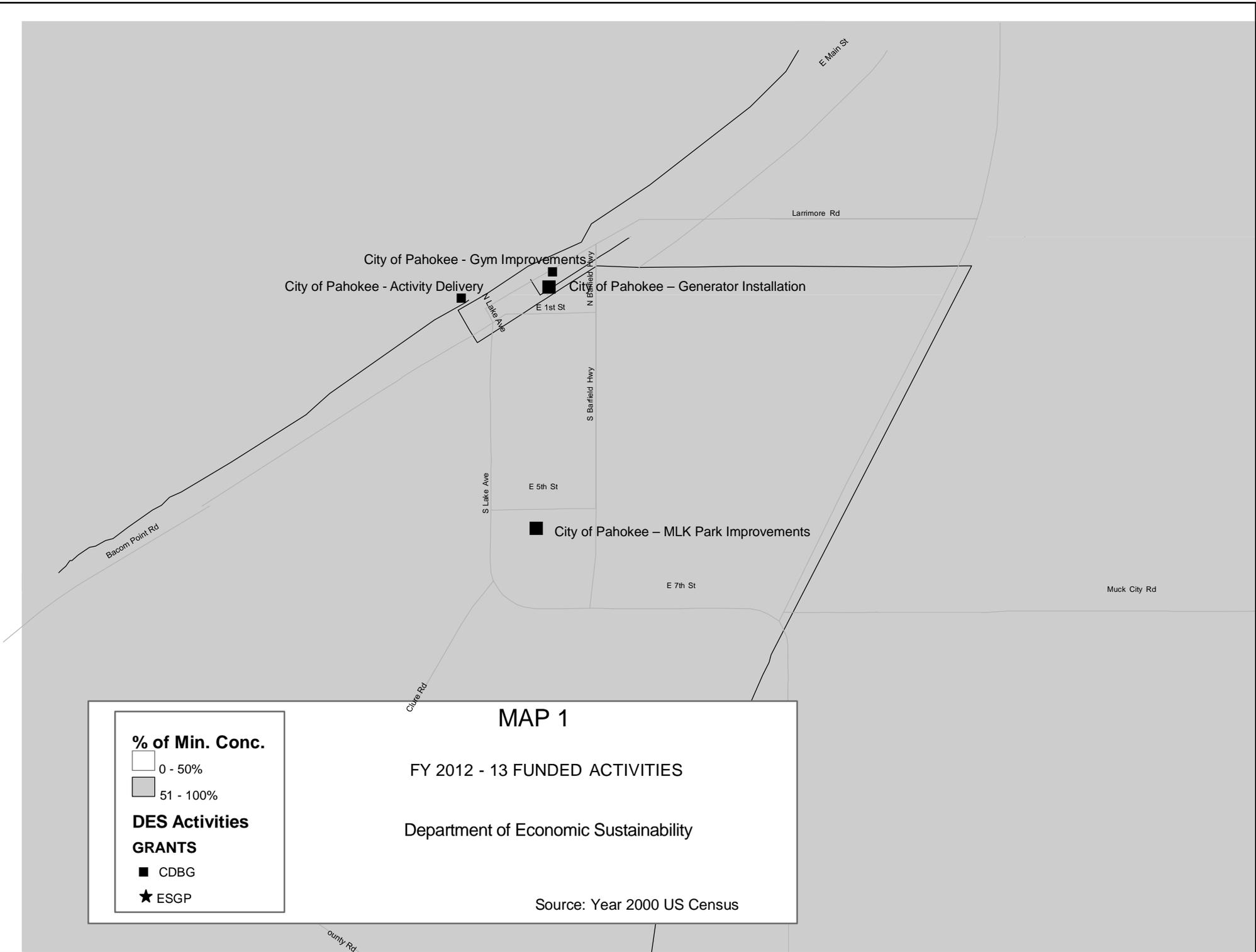
★ ESGP

**Racial/Minority Concentration  
 in Palm Beach County**

FY 2012 - 13 FUNDED ACTIVITIES

Department of Economic Sustainability

Source: Year 2000 US Census



**MAP 1**

**FY 2012 - 13 FUNDED ACTIVITIES**

**Department of Economic Sustainability**

Source: Year 2000 US Census

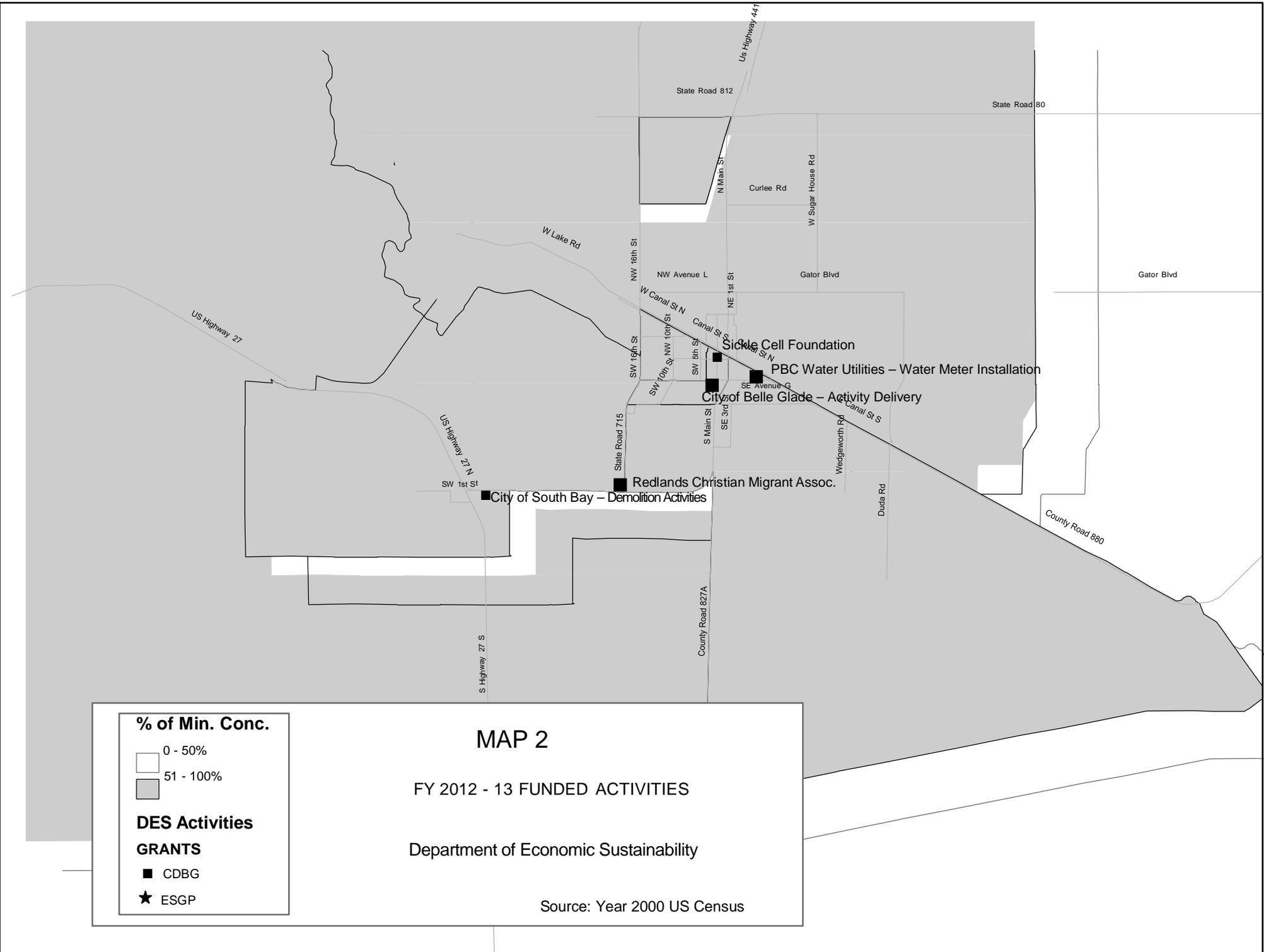
**% of Min. Conc.**

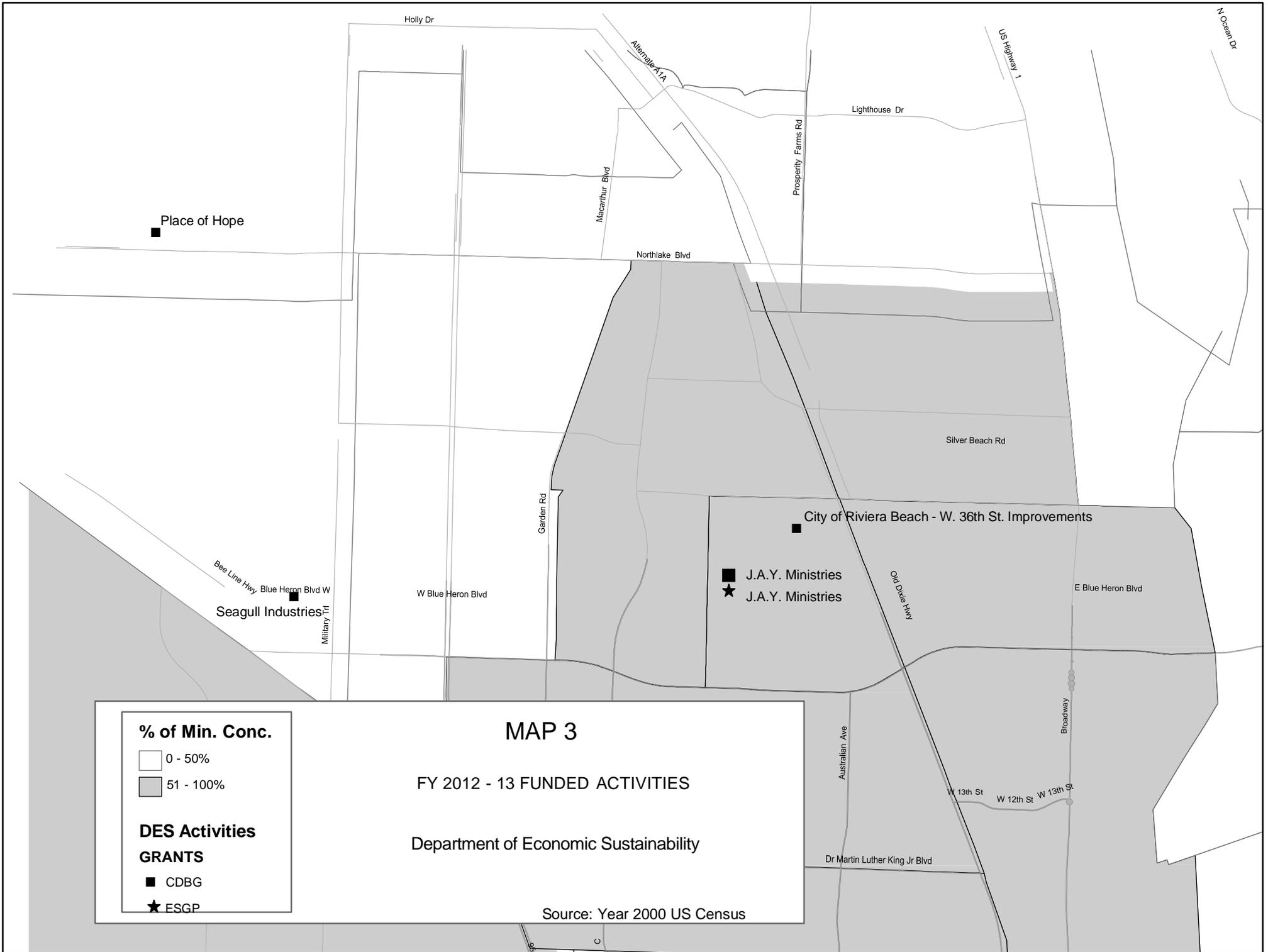
- 0 - 50%
- 51 - 100%

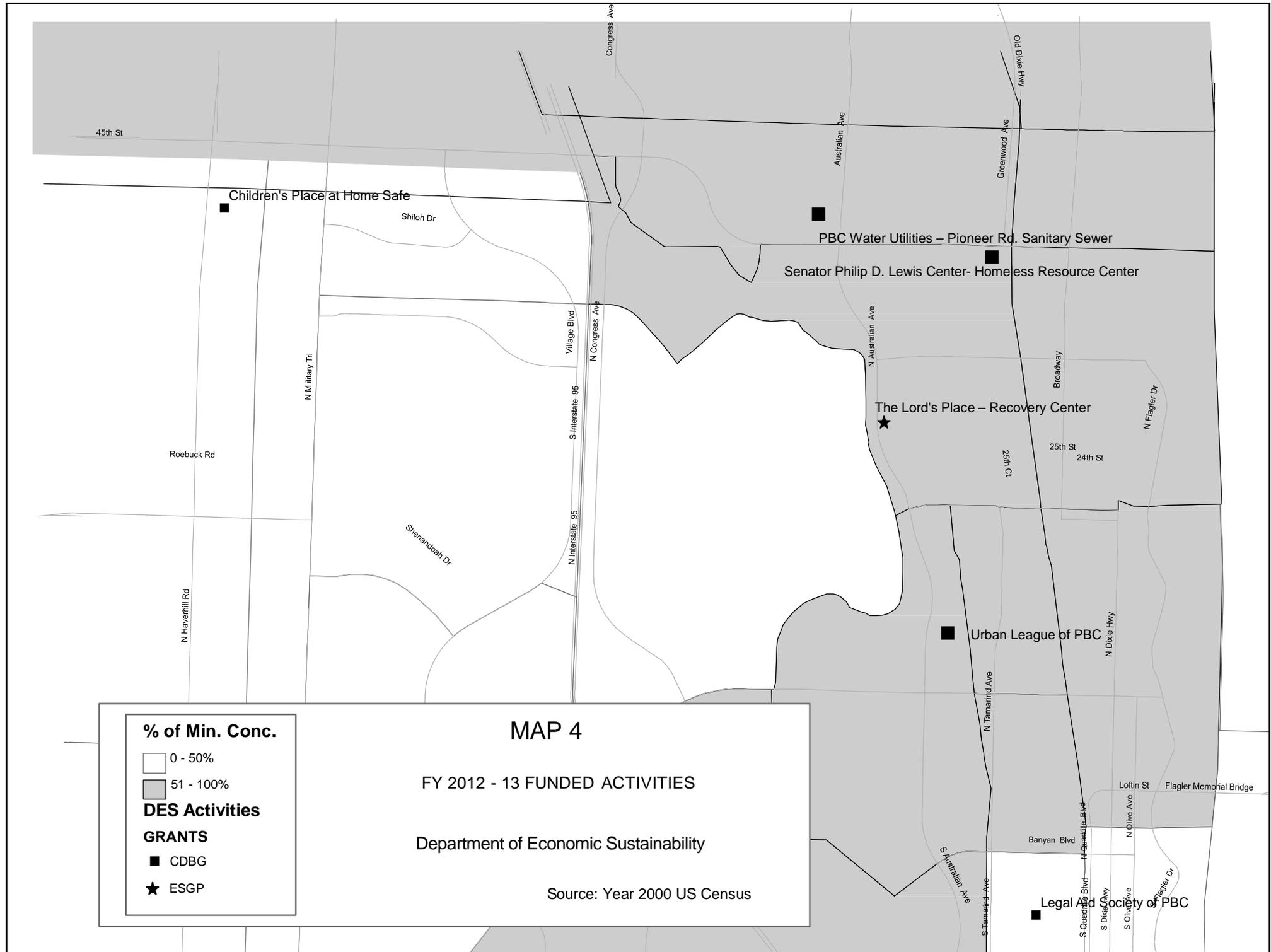
**DES Activities**

**GRANTS**

- CDBG
- ★ ESGP







**% of Min. Conc.**

- 0 - 50%
- 51 - 100%

**DES Activities**

**GRANTS**

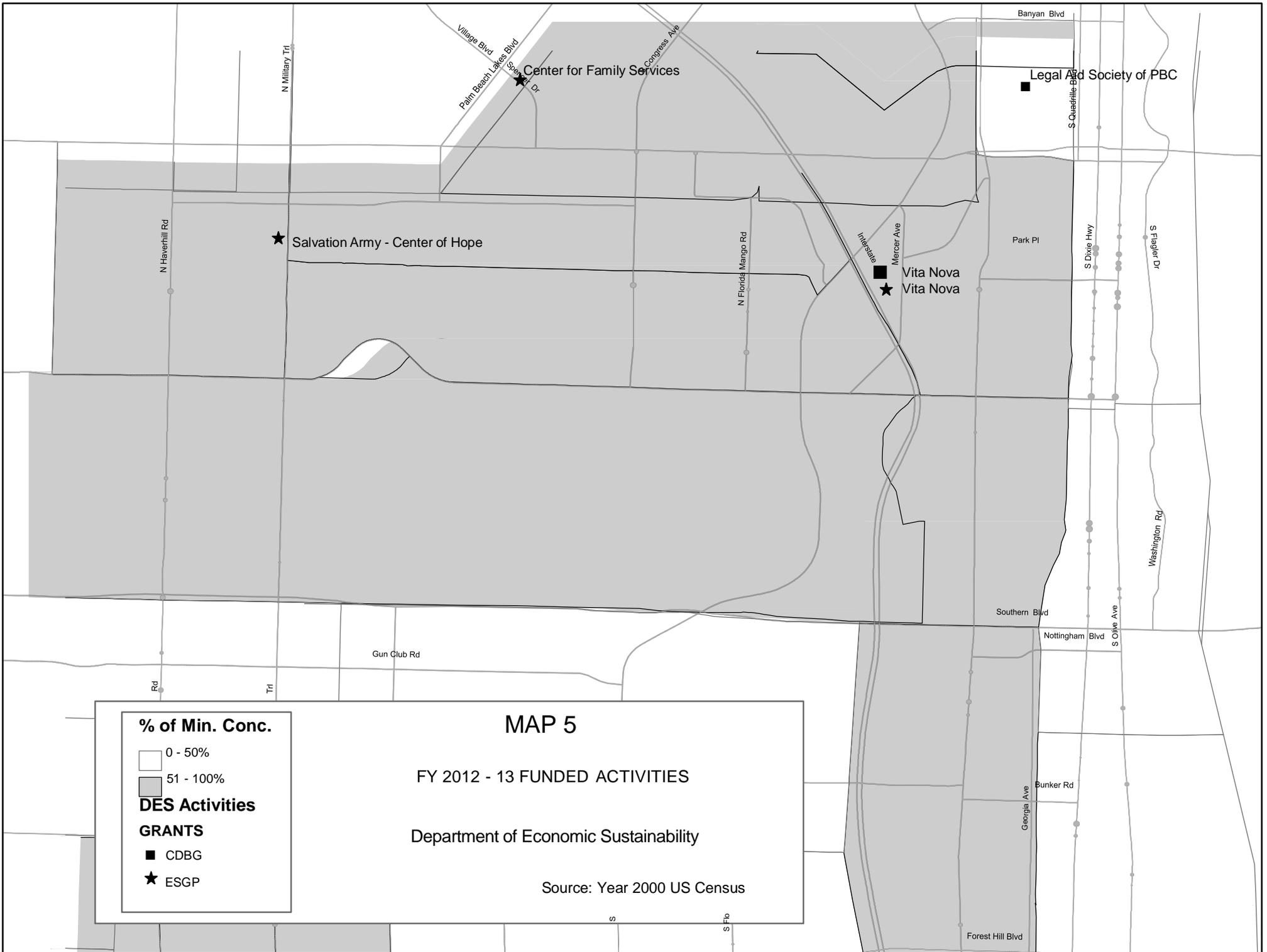
- CDBG
- ★ ESGP

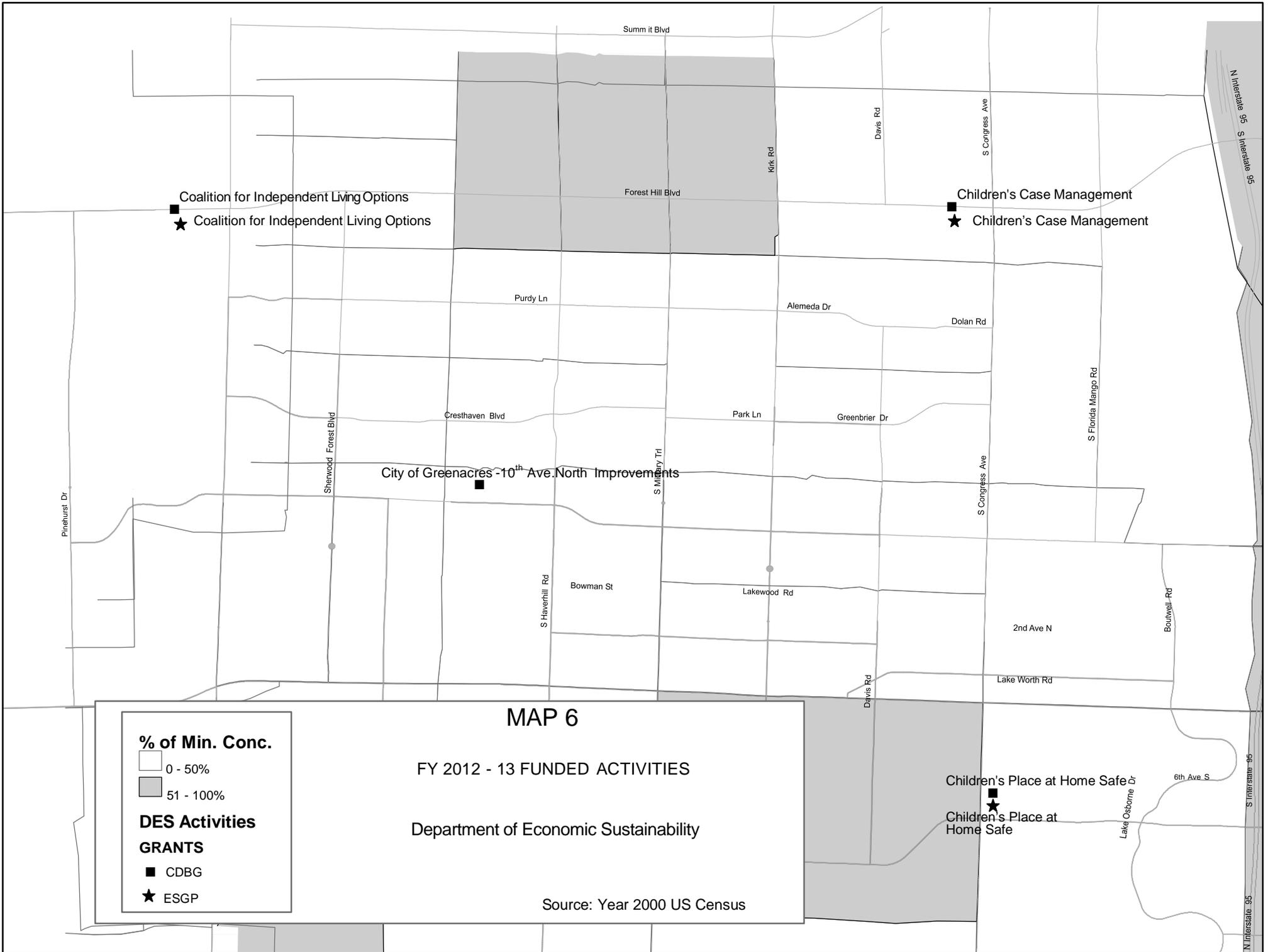
**MAP 4**

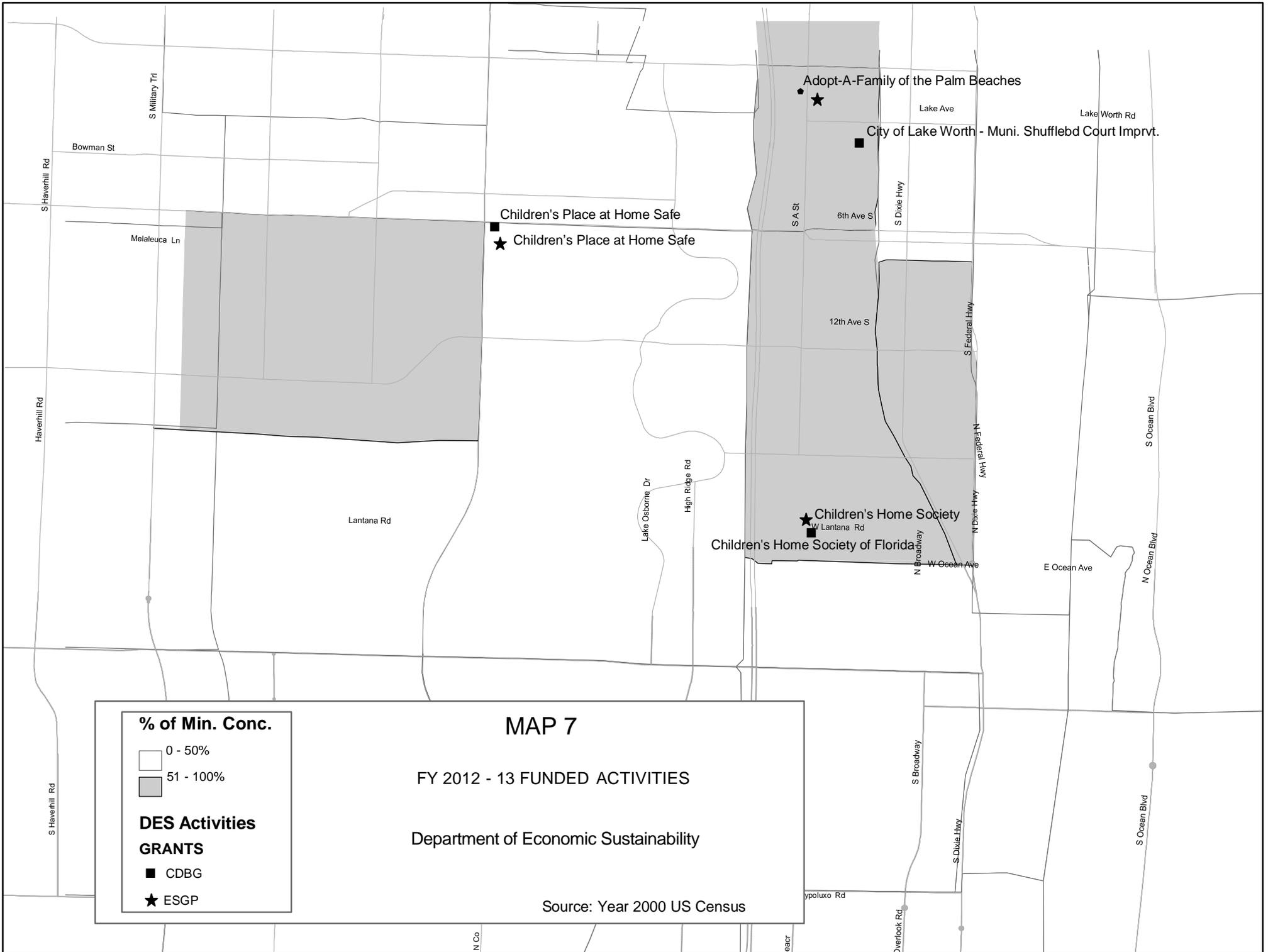
FY 2012 - 13 FUNDED ACTIVITIES

Department of Economic Sustainability

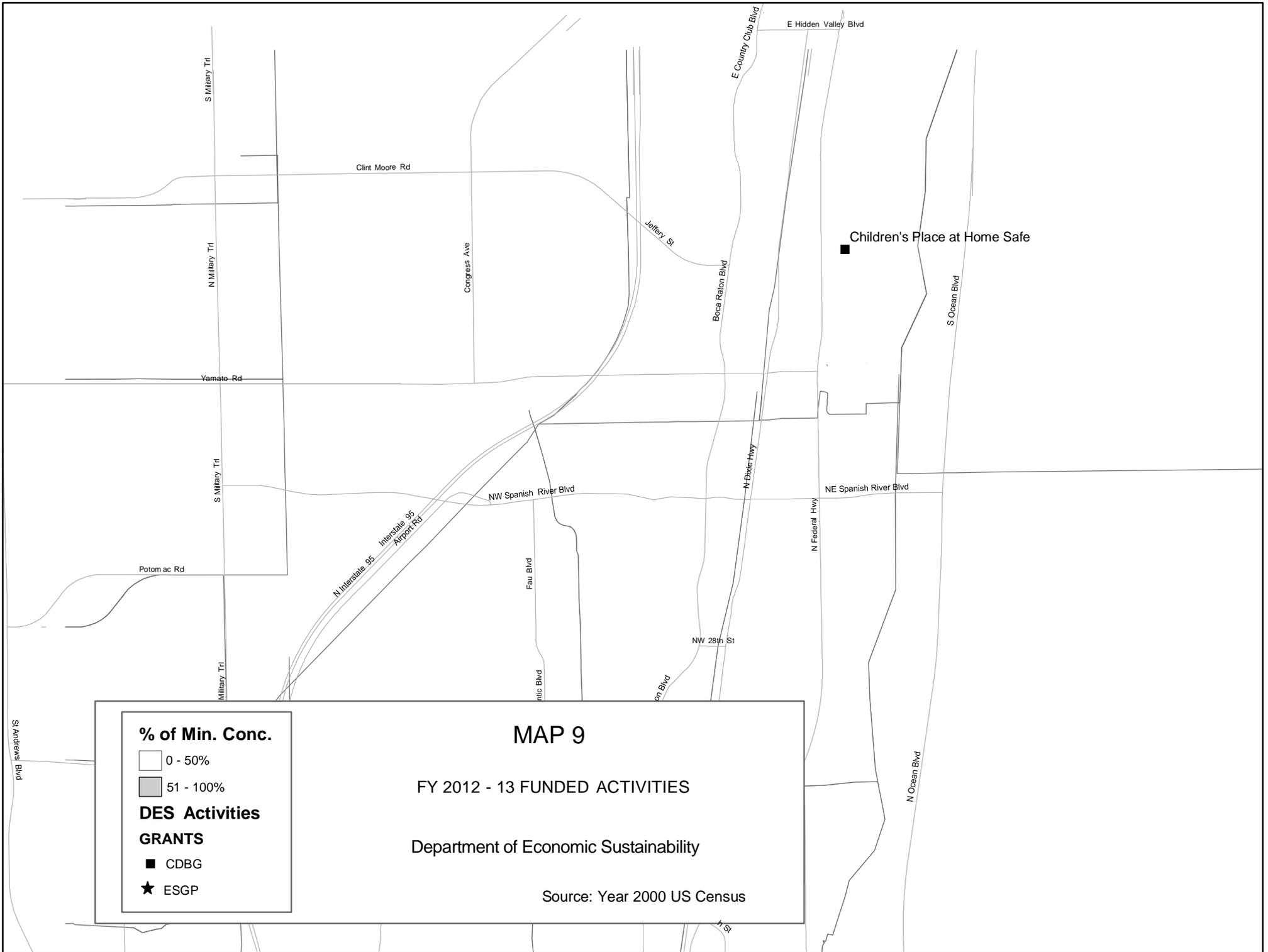
Source: Year 2000 US Census











**% of Min. Conc.**

- 0 - 50%
- 51 - 100%

**DES Activities GRANTS**

- CDBG
- ★ ESGP

**MAP 9**

FY 2012 - 13 FUNDED ACTIVITIES

Department of Economic Sustainability

Source: Year 2000 US Census

Children's Place at Home Safe

## **H. ANNUAL AFFORDABLE HOUSING GOALS - 91.220(g)**

The Five Year Consolidated Plan for 2010-2015 sets forth Palm Beach County's overall Housing Goal: to utilize funds that are reasonably expected to be made available to expand the supply of affordable housing, improve the quality of housing, and increase access to affordable housing to assist in meeting the needs of very-low, low-, and moderate-income renters, owners, and special needs populations, and to extend and strengthen partnerships among all levels of government and the private sector in the production, delivery, and operation of affordable housing.

Towards this goal, in FY 2012 - 2013 the County will undertake the following actions in support of specific priority housing objectives, as summarized below:

### Rental Housing Objectives:

Objective 1.1 – Increase the supply of affordable rental housing (DH-1)

- 1.1a - Production of new rental units
  - Assist with the construction of 305 new rental units through the provision of financial assistance to facilitate construction of new rental units
- 1.1b – Acquisition of residential properties to create additional affordable rental opportunities
  - Assisting 95 households through acquisition of residential properties to create additional affordable rental opportunities

Objective 1.3 – Improve access to affordable rental housing (DH-2)

- 1.3a – Provide direct rental assistance
  - Assisting 347 households by providing direct rental assistance.

### Owner Housing Objectives:

Objective 2.1 – Increase the availability of affordable owner housing (DH-1)

- 2.1b – Acquisition of existing owner units
  - Assisting 68 households to acquire existing units

Objective 2.2 – Improve the quality of existing owner housing (DH-3)

- 2.2a – Rehabilitation of existing owner-occupied units
  - Assisting 7 households to rehabilitate existing owner-occupied units

Objective 2.3 – Increase affordability of owner housing (DH-2)

- 2.3a – Provide homeownership assistance
  - Assisting 31 households by providing homeownership assistance

For FY 2012 - 13, an estimated total of \$31.3 million will be used to address identified housing needs from all sources reasonably expected to be made available, as follow:

#### CDBG Program

DES will use approximately \$220,000 of FY 2012 - 2013 CDBG funds to operate a housing rehabilitation program. It is anticipated that 7 housing units will be rehabilitated.

#### HOME Program

The federal allocation of HOME funds FY 2012 - 2013 HOME is estimated to be \$1,590,204. The funds will be used for CDHO-administered activities (\$238,530.60); CHDO Operating Expenses (\$79,510.20); an Individual Development Account Program (\$113,142.80); Developer Rental Program (\$1,000,000) and HOME Program Administration (\$159,020.40). Based on the funding estimate, it is anticipated that 36 households will be assisted. Additionally, \$2,863,791 of HOME funds from previous years will be co-mingled with NSP2 funds to finance the construction of 63 affordable rental units.

#### Public Housing Authorities

For FY 2012-13, the housing authorities operating within the Palm Beach County Jurisdiction expect to have a total of 2,937 housing vouchers (Section, family Unification Program). Assuming a 5% annual turnover rate, of existing program participants a total of 147 housing vouchers will be available for distribution to new participants during the year. Funding for these vouchers is estimated at \$1,102,429 between the 3 programs. The PBC CDBG Entitlement Jurisdiction's housing authorities are expected to complete construction of 6 new public housing units and acquire an additional 6 units during FY 2012 – 2013 more details are presented below under the NSP3 Program.

#### Neighborhood Stabilization Program 2

Under this program, the County was awarded a total of \$50.0 million in funding to undertake various eligible activities, namely, Financing Mechanism, Acquisition and Rehabilitation, Redevelopment, and program Administration. During the past year, several amendments made to the NSP2 Action Plan have resulted in the following allocations: Financing Mechanism (\$7,700,000), Acquisition and Rehabilitation (\$16,406,973); Redevelopment (\$22,343,027) and Program Administration (\$3,550,000). It was anticipated that 58 households will be assisted through the financing mechanism (first and second mortgages) activity, 105 households will be assisted through acquisition and rehabilitation activity and 288 households will be assisted through the construction of new rental units under the redevelopment activity. Some expenditure has already been made under the program, but it is anticipated that \$15,256,268 will be expended during the year under financial mechanism, acquisition and rehabilitation and redevelopment categories to assist in the provision of 213 housing units.

#### Neighborhood Stabilization Program 3

The County was awarded \$11,264,172 under NSP3 which will be utilized to undertake Financing Mechanism, that is, a First and Second Mortgage Program (\$7,321,712); an Acquisition and Rehabilitation Program with the Palm Beach County Housing Authority (\$1,408,021); and Redevelopment activities with the Pahokee Housing Authority (\$1,408,021). It is anticipated that 45 households will be assisted through provision of first and/or second mortgages, and that 12 households will be assisted through acquisition/rehabilitation and redevelopment.

SHIP Program

Program income from the State Initiatives Housing Partnership (SHIP) Program estimated to be \$400,000 will be utilized to assist 6 eligible first-time homebuyers to acquire their own home.

The following table below quantifies, by activity type and income group, the proposed accomplishments that the County will pursue during FY 2012- 13 to address specific priority housing objectives. In summary, \$31.3 million in Federal and State funding has been identified to provide housing benefits to approximately 732 non-homeless households. Approximately \$14,245,065 will be used to assist 140 owner households and/or ownership units, including rehabilitation of 7 units and acquisition of 133 units. \$17,057,823 will be used to assist 592 renter households and/or rental units, including acquisition of 111 units for affordable rental, new construction of 274 rental units, and 147 new rental assistance clients. All assistance will be provided to low- and moderate- and middle income households or provided to housing units that will be occupied by such households at affordable rates.

The distribution of proposed accomplishments among income groups was guided by Five Year Plan targets, the program requirements of expected resources, recent trends in program performance, priority housing needs, and current housing market characteristics.

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**Proposed Housing Accomplishments  
FY 2012-13**

Activities		Specific Objective(s)	Income Group	Proposed Accomplishments			FY 2012-13 Expected Funding and Program Sources	
				Five Year	Annual	FY 2012-13		
<b>OWNER</b>	New Construction	2.1.a	0-30%	0	0	0	N/A	
			31-50%	0	0	0		
			51-80%	0	0	0		
			81-120%	0	0	0		
	Rehabilitation	2.2.a	0-30%	49	9	3	CDBG-\$220,000	
			31-50%	63	12	4		
			51-80%	66	13	0		
			81-120%	9	1	0		
	Acquisition	2.1.b; 2.3.a	0-30%	64	12	3	HOME-\$351,672 NSP2-\$5,951,681 NSP3-\$7,321,712 SHIP-\$400,000	
			31-50%	142	28	36		
			51-80%	227	45	43		
			81-120%	80	16	45		
<b>TOTAL OWNER</b>				700	136	134	\$14,245,065	
<b>RENTER</b>	New Construction	1.1.a	0-30%	41	8	3	NSP3-\$1,408,021 NSP2-\$3,673,027 HOME \$2,863,791	
			31-50%	49	9	139		
			51-80%	74	14	132		
			81-120%	-	-	0		
	Rehabilitation	1.2.a	0-30%	109	21	30	DRI4- \$740,744	
			31-50%	12	2	30		
			51-80%	12	2	0		
	Acquisition	1.1.b	0-30%	4	N/A	6	NSP2-\$5,631,560 NSP3-\$1,408,021	
			31-50%	3	N/A	10		
			51-80%	9	N/A	42		
			81-120%	-	-	53		
	Public Housing & Rental Assistance	1.3.a	0-30%	869	173	147	Sec 8 & FUP-\$1,332,659	
			31-50%	45	9	0		
			51-80%	0	0	0		
	<b>TOTAL RENTER</b>				1,227	238	592	\$17,057,823

### Section 215 Goals

Palm Beach County's Five Year Consolidated Plan for 2010-2015, estimated that 80% of assisted owner units and 80% of assisted renter units will meet the 215 definitions for affordable owner and renter housing, respectively. At April 2012, the median housing value for Palm Beach County was \$142,200, therefore in order for a home to be determined to be affordable under the homeownership definition of affordability established under Section 215, its value should not exceed \$135,090 (i.e. 95% of the county's median housing value). Of the 133 housing units which are proposed to be acquired for homeownership purposes or rehabilitated, 123 are expected to meet the Section 215 definition. This estimate was arrived at as follows: by regulations, all 31 HOME assisted units will meet the affordability standard; based on actual results over the period October 2011 to May 2012, 77.0 percent of homes acquired under the NSP and SHIP Programs met the affordability standard. This result when applied to the projected number of units to be acquired with NSP and SHIP funds resulted in 79 of these units being considered affordable; all 7 units expected to be assisted under the CDBG Rehabilitation Program will meet affordability requirements.

For rental units, in order to meet Section 215 requirements rents cannot exceed the lesser of: a) the existing fair market rent for a comparable unit in the area as established HUD; b) 30% of the income of a household at 65% AMI. All 592 rental units to be assisted during FY 2012-2013 are expected to meet the Section 215 requirement. This determination was made based on the fact that DES has mandated the adoption of the HOME affordability requirements on all NSP acquired or newly constructed rental units. Where DRI funds are used instead of HOME or HSP, the activity related to rehabilitation of Public Housing owned properties which already meets affordability requirements.

HUD Table 3B below quantifies the County's Section 215 goals by activity type. Although the table does not provide for identification of use of NSP resources, the housing figures provided include those assisted with NSP funds.

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**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: Palm Beach County  Program Year: 2012-2013	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households	0	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	715 (112)	TBD	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0	N/A			<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec.215 Beneficiaries*</b>	715	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	111	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	274 (68)	TBD	<input type="checkbox"/>	X		<input type="checkbox"/>
Rehabilitation of existing units	60	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	147	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	592	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	74	TBD	<input type="checkbox"/>	X		
Production of new units	0	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	(7)	TBD	X	<input type="checkbox"/>		
Homebuyer Assistance	36 (31)	TBD	<input type="checkbox"/>	X		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	117	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	185	TBD	<input type="checkbox"/>	X		<input type="checkbox"/>
Production of new units	274 (68)	N/A	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	67 (7)	TBD	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	147	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	36 (31)	TBD	<input type="checkbox"/>	X		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	709	TBD	X	X	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
<b>Annual Rental Housing Goal</b>	592					
<b>Annual Owner Housing Goal</b>	134					
<b>Total Overall Housing Goal</b>	726					

N.B. - Numbers in parentheses ( ) reflects units to be assisted with CDBG or HOME Funds

**I. PUBLIC HOUSING - 91.220(h)**

DES works closely with the four public housing authorities serving the County’s CDBG jurisdiction to maintain awareness of public housing needs, and to ensure public housing residents and housing voucher participants have access to supportive services, and are allowed to participate in management and homeownership opportunities. The four housing authorities serving the County’s jurisdiction include Belle Glade Housing Authority (BGHA), Pahokee Housing Authority (PHA), Palm Beach County Housing Authority (PBCHA), and Riviera Beach Housing Authority (RBHA). HUD has not identified PHA, PBCHA, or RBHA as “troubled”. The Belle Glade Housing Authority (BGHA) is administered by the US Department of Agriculture (USDA) and is not monitored for this factor. It appears that RBHA will not operate any public housing units or receive housing vouchers for FY 2012-13. The Housing Authority’s have their own annual action plans to set the goals and objectives that will address public housing needs, resident involvement with the management process, and the provision of homeownership opportunities, which is reported to DES. Following is a summary of each housing authority’s expected sources of funding and their goals and objectives for FY 2012-13.

**I. Funding Sources Expected to be received during FY 2012-2013**

**Public Housing Authorities  
Funding Sources for FY 2012-13**

Agency	Source	Amount	Number of Vouchers (HCV & FUP)
<b>BGHA</b>			
	USDA Rental Assistance	\$360,000	
<b>PBCHA</b>			
	Capital Fund Program	\$719,164	
	Public Housing Operating Subsidy	\$1,173,923	
	Section 8 Housing Choice Vouchers (HCV)	\$23,800,000	2,595
	Family Unification Program Vouchers (FUP)	\$2,153,406	266
	Family Self-Sufficiency Grant	\$119,614	
<b>PHA</b>			
	Public Housing Operating Subsidies	\$2,077,273	
	Rental Income	\$1,250,059	
	Section 8 Housing Choice Vouchers (HCV)	\$672,593	76
	Family Self-Sufficiency	\$39,000	
	Residents Opportunities & Self-Sufficiency	\$189,850	
	DRI III	\$1,233,165	
	Capital Fund Program	\$765,349	
<b>RBHA</b>			
	No Sources of funding are expected	\$0	

## **II. Housing Authority Housing Needs, Management and Homeownership Initiatives**

### **1. Belle Glade Housing Authority**

During FY 2012-13, BHA will operate a total of 714 public housing units at Okeechobee Center (400 units) and Osceola Center (314 units). The agency continues to operate from its USDA funding and maintains its housing units through earned rental income. Specific actions to address its housing needs, involvement with management, and homeownership initiatives during the fiscal year are described below.

#### **a. Public Housing Needs**

During the year, the Housing Authority will continue its project to harden housing units damaged by Hurricane Wilma with DRI funding and continue to address routine housing maintenance through USDA funding. Under DRI-3, funding was awarded by Palm Beach County to replace doors and windows with hurricane rated products to 179 multi-family units at Osceola Apartments, and 237 multi-family units at Okeechobee Apartments. Work began April 1, 2012 and is expected to be completed by October 21, 2012.

#### **b. Resident Involvement with Management**

The housing authority involves its residents in the management process by appointing one public housing resident to sit on its Board of Directors and by employing 14 residents within the maintenance and management departments. In this manner, the agency receives feedback directly from residents, which allows them to make policy changes and address current issues quickly.

#### **c. Homeownership Opportunities**

Since the agency only receives funding from the USDA Rural Development Rental Assistance Program, and is not required to encourage homeownership under that program, they do not have a process to involve residents in homeownership activities. However, some supportive services are accessible to its residents that include: childcare services provided by Redlands Christian Migrant Association; afterschool education programs provided by Planned Parenthood of the Treasure Coast; and children's sports provided by the Police Athletic League.

### **2. Pahokee Housing Authority**

During FY 2012-13, PHA will continue operation of 474 public housing units at McClure Village (75 units), Padgett Island Homes (200 units), and at Fremd Village (199 units). In addition, they will administer 76 Housing Choice Vouchers. The agency will perform general maintenance of the housing units through funding from its Capital Fund Program award in the amount of \$765,349. Specific actions to address its housing needs, involvement with management, and homeownership initiatives during the fiscal year are described below.

a. Public Housing Needs

The Housing Authority is continuing demolition, rehabilitation, and construction activities at McClure Village, which was damaged by previous Hurricanes. Under DRI-2 Program funding, the agency will demolish 6 housing units, which the project is currently being reviewed for environmental conditions. Under DRI-3, 69 units will be repaired and hardened, and construction of 11 new public housing units will occur with NSP-3 Program. The activities are expected to be complete by December 31, 2013. In addition, \$765,349 in Capital Fund Program funding will be used during the year to carry out modernization rehabilitations to the housing units.

The Housing Authority is continuing their development activities during the year to construct 38 Section 8 Project-Based housing units on approximately eight acres of vacant land at L.L. Stuckey Homes. PHA's architect has prepared a conceptual drawing that includes a mixture of duplex and single family units and expects the project to be completed December 31, 2014.

b. Resident Involvement with Management

PHA involves residents in the management process via participation with various boards including a Resident Advisory Board, Tenant Association, and Board of Commissioners. A Resident Advisory Board is comprised of public housing residents and Housing Choice Voucher (HCV) Program participants. This Board assists in setting the goals and objectives of the agency's annual plan. A Tenant Association is established for each housing complex and is comprised of those specific residents. The director attends these meetings to seek dialogue regarding policy and/or management issues. In addition, residents are encouraged to attend the Board of Commissioners Meetings.

c. Homeownership Opportunities

PHA will continue to provide links to training and education opportunities for residents on budgeting, credit counseling, family strengthening, home maintenance, self-sufficiency, etc. through two HUD funded Grant Programs: Residents Opportunities and Self Sufficiency Program (ROSS) and the Family Self Sufficiency (FSS) Program. Some of the agencies residents are referred to include: the Prosperity Center for Homeownership, Workforce Alliance, Bright Ideas Educational Foundation, Comprehensive AIDS Program, Palm Harbor Preparatory Program, PBC Sheriff's Office, and the City of Pahokee.

Service Coordinators are employed under the ROSS Program to assess the needs of public housing residents and coordinate available resources in the community to meet those needs. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

Under the FSS Program, a program coordinator links residents with training opportunities, job placement organizations, and local employers. Participating

families are provided an individualized plan of action that outlines their responsibilities towards completion of training and employment objectives over a period of time.

### **3. Palm Beach County Housing Authority**

During FY 2012-13, PBCHA will continue operation of 495 public housing units at scattered sites in Boynton Beach (26), Lake Worth (19) and South Bay (66), Drexel Apartments (100 units), Dyson Circle Apartments (134 units), and Seminole Estates (75 units). In addition, they will administer 2,595 Housing Choice Vouchers and 266 Family Unification Program Vouchers. The agency will perform general maintenance to its housing stock through funding from their Capital Fund Program award in the amount of \$719, 164. Specific actions to address its housing needs, involvement with management, and homeownership initiatives during the fiscal year are described below.

#### **a. Public Housing Needs**

During the year, the agency will utilize \$719,164 in Capital Grant Program funding to carry out maintenance and rehabilitations to its public housing stock.

#### **b. Resident Involvement with Management**

The Housing Authority continues to seek resident input on a variety of issues through participation in a Resident Advisory Board, Resident Councils, and the PBCHA Board of Directors. The Resident Advisory Board meets to establish recommendations to PBCHA on management and/or policy issues. A Resident Council is also established for each public housing location for those specific residents who assist setting the goals and objectives for the agency's annual plan. PBCHA supports the establishment of this Council by funding its operating costs through a set aside of \$25.00 per household. Councils are currently established at Drexel House and Marshal Heights Apartments and councils are expected to be established at Dyson Circle and Shall Landing Apartments during the year. Last, one seat on the Board of Commissioners is reserved for a public housing resident. The seat is currently vacant while staff is seeking reappointment through the State of Florida's process that requires Governor approval.

#### **c. Homeownership Opportunities**

The Housing Authority will receive \$119,614 to employ two FSS Coordinators. The coordinators will provide residents with referrals to training and education opportunities on budgeting, credit counseling, family strengthening, home maintenance, self-sufficiency, and other supportive services. The services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place.

#### **4. Riviera Beach Housing Authority**

a. Public Housing Needs

The Housing Authority does not currently own an inventory of public housing units or operate a voucher program. However, they plan to issue a Request for Quotes during the year to develop 50-70 senior public housing units at their Ivy Green site. Funding was awarded by HUD under the Capital Funds Program for replacement housing in 2008; however, those monies are frozen until development begins on the public housing units.

b. Resident Involvement with Management and Homeownership

Since the Authority does not have any tenants there is no implementation plan to involve residents in the management process or activities to encourage homeownership.

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## **J. HOMELESS AND SPECIAL NEEDS - 91.220(i)**

Palm Beach County is dedicated to improving the housing opportunities of all of its residents including the homeless population and those threatened with homelessness. The County's growing population coupled with the current economic crisis, has led to an increase in the number of persons who are homeless or are at risk of becoming homeless. As a result, governments and non-profit agencies, including religious organizations will continue to provide the facilities and services to meet the immediate needs of homeless individuals and families and help prevent at-risk individuals and families from becoming homeless. In its Five Year Consolidated Plan, Palm Beach County has stated that the funds that are reasonably expected to be made available will be utilized to assist homeless persons to obtain appropriate housing, to assist persons at risk of becoming homeless and to assist in the implementation of the County's *Ten Year Plan to End Homelessness in Palm Beach County*.

In September of 2008, the Palm Beach County Board of County Commissioners (BCC) adopted the *Ten Year Plan to End Homelessness in Palm Beach County*. One of the objectives of the Plan is to create a local homeless response system. In order to meet this objective, a comprehensive set of action steps were developed which addressed gaps in services to the homeless population. The creation of a homeless resource center was deemed to be an appropriate step in the effort to eliminate homelessness in Palm Beach County. The Senator Philip D. Lewis Center is the first such facility to be developed as part of an envisioned countywide network of homeless resource centers. The Lewis Center, a 60 bed facility, serves as the main point of access for homeless services in central Palm Beach County. From this facility, a universal intake and assessment process is made available to Palm Beach County's homeless adults and families on a 24 hour basis, 365 days a year. The Lewis Center's opening was done in phases. Under the phasing plan, the Center opened all on-site services and 20 beds on July 2, 2012 with 20 additional beds being brought on-line on October 1, 2012. The last 20 beds will be added January 2, 2013.

A variety of sources including government, private, and other public sources exist to fund facilities and services that benefit the homeless and those at risk of being homeless. Information available to DES indicates that during FY 2012-2013 approximately \$10,791,791 will be available from various sources to directly address homelessness, fund the provision of assisted living services, and provide services to prevent homelessness. The available funds passed through DES account for an increase in resources over the past fiscal years. This is due to the second allocation of FY 2011 Emergency Solutions Grant (ESG) and an increase in the overall ESG grant. These funds will be expended by thirty (30) agencies, some of which will receive funds from more than one source. Thirteen (13) homeless activities will be funded with ESG funding and seven (7) homeless activities will be funded under the CDBG program. Nineteen (19) activities will be funded under the Continuum of Care.

Funds allocated to homeless providers during the year will be used to assist persons who are homeless, at risk of becoming homeless, or are in need of permanent supportive housing. Specifically as it relates to the CDBG and ESG Programs, based on proposed accomplishments reflected in the agencies' applications for funding under both programs, the annual number of beneficiaries expected to be served is as follows: CDBG Program will provide assistance to an estimated 570 unduplicated persons and the ESG program will assistance to approximately 2,555 unduplicated persons.

### Chronic Homeless

Palm Beach County is committed to providing support towards HUD's goal of eliminating chronic homelessness. HUD defines the chronic homeless as an unaccompanied disabled individual with a disabling condition who has been continuously homeless for over one year or who has experienced at least four episodes of homelessness during the past four years. The newly adopted HEARTH Act further extends the definition of chronic homeless to include families. Based on HUD's definition, during the 2011 Point-in-Time County, Palm Beach County had 382 chronically homeless individuals. To serve the county's chronic homeless population, Palm Beach County will fund or support applications for funding aimed at ending chronic homelessness and expand or implement those services that have demonstrated to be effective in eliminating chronic homelessness.

Under the FY 2012-2013 ESG funding cycle, two agencies (The Salvation Army and The Lord's Place) were provided funding under the ESG Program to address the needs of the chronically homeless.

The 2011 Continuum of Care award showed that four agencies, namely The Salvation Army, The Lord's Place, Gulfstream Goodwill, and Oakwood Center were funded to assist chronically homeless persons.

### Emergency Solutions Grant (ESG) Program

On May 20, 2009, President Obama signed into law a bill to reauthorize HUD's McKinney-Vento Homeless Assistance programs. The bill was included as part of the Helping Families Save Their Homes Act. The McKinney-Vento reauthorization provisions are identical to those included in two bills that were introduced in early 2009. Both bills were known as the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act.

Under the HEARTH Act, HUD's Emergency Shelter Grants (ESG) Program has been changed significantly. These changes reflect HUD's emphasis for homeless prevention re-housing assistance. Funding for the Emergency Shelter Grant (ESG) will continue to be distributed by the same formula to the same jurisdictions as it is currently being done. The significant changes are in the amount of funding available and how the funding can be used. These changes are outlined below.

- ESG is renamed the "Emergency Solutions Grant" signifying its shift to funding homelessness prevention and re-housing, as well as emergency shelter.
- Eligible activities include the traditional shelter and outreach activities of the current ESG program, but also include more prevention and re-housing activities. These activities include short or medium term rental assistance, housing relocation or stabilization services such as housing search, mediation, or outreach to property owners, legal services, credit repair, security or utility deposits, utility payments, final month's rental assistance, and moving costs or other relocation or stabilization activities. These prevention services are quite similar to those services that were funded under the Homeless Prevention and Rapid Re-Housing Program (HPRP) that is being operated by HUD as part of the American Recovery and Reinvestment Act.
- Prevention and re-housing activities can serve people who are homeless or at risk of homelessness, including people who have less than 30 percent of are median income and move frequently for economic reasons, live doubled up, are facing eviction, live

in a hotel or motel, live in severely overcrowded housing, or are exiting an institution. Anyone considered homeless by other Federal Statutes can also be served with prevention or re-housing assistance.

- At least forty (40) percent of ESG funds are dedicated to prevention and re-housing activities, although there is a hold-harmless provision that ensures the ESG grantees do not have to reduce funding for emergency shelter and outreach activities. For most communities, the amount of funding for emergency shelter and outreach will remain similar to current levels, but there should be much more funding available for prevention and re-housing activities.
- The maximum allowance for Administrative expenses rises from five (5) percent to seven point five (7.5) percent.

Palm Beach County has been allocated \$531,619 from U.S. HUD through an entitlement formula under the Emergency Solutions Grant (ESG) Program for FY 2012-2013. Palm Beach County's ESG Program focuses on assisting non-profit service-provider agencies with funds for operations and maintenance of emergency shelters and transitional housing, for rapid re-housing services to the homeless, and for homeless prevention activities, as defined by ESG regulations. Due to the small amount of funds received from HUD, Palm Beach County does not award ESG funds for payment of agency staff salaries, provision of essential services for the homeless, or for the renovation, major rehabilitation, or conversion of structures, although they are eligible activities. An amount of \$39,871 (representing 7.5% of the county's total allocation) will be reserved to cover some of the County staff cost for administering the program. Subrecipient agencies provide services countywide to individuals and families who are homeless (or chronic homeless), or who are at risk of becoming homeless. Served within these broad categories are sub-populations identified and/or prioritized by the county or by the continuum of care process. The following table represents the ESG funding recommendations and the number of proposed beneficiaries, set forth by eligibility category.

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**EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM  
FY 2012-2013 FUNDING RECOMMENDATIONS**

Agency	Recommended Funding			Beneficiaries Individuals			
	Operation/ Maintenance (O/M)	Rapid Re- Housing (RRH)	Homeless Prevention (HP)	O/M	RRH	H/P	TOTAL
Adopt-A-Family of the Palm Beaches		\$93,777			461		461
Aid to Victims of Domestic Abuse	\$26,512			144			144
Center for Family Services	\$26,215		\$40,000	168		90	258
Children's Case Management Organization	\$7,667		\$14,000	120		240	360
Children's Home Society of Florida	\$15,671			186			186
Children's Place At HomeSafe	\$24,600			110			110
Coalition for Independent Living Options, Inc.			\$25,000			30	30
Jesus and You (JAY) Outreach Ministries	\$10,000			130			130
The Lord's Place- Family Program	\$30,000			126			126
The Lord's Place-Men's Recovery Center	\$30,000			75			75
Salvation Army	\$63,030			150			150
Vita Nova	\$60,394			130			130
YWCA	\$24,882			555			555
<b>TOTAL</b>	<b>\$318,971</b>	<b>\$93,777</b>	<b>\$79,000</b>	<b>1,894</b>	<b>461</b>	<b>360</b>	<b>2,715</b>
<b>Statutory Spending Caps</b>	\$318,971 (60% of Grant)						

ESG Award: \$531,619  
7.5% Admin (\$39,871)  
Total Funds \$491,745

**2. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).**

According to 24 CFR 91.205(d)(1), when local jurisdictions create their Consolidated Plans they must estimate, “to the extent practical, the number of persons who are not homeless, but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with alcohol or other drug addition, persons with HIV/AIDS and their families, public housing residents, and any other category the jurisdiction may specify, and describe their supportive housing needs”. The housing needs of persons in the special needs population who are able to live independently are met through the regular housing markets. For those individuals who are unable to live independently, supportive living options assist these persons to live as independently as possible.

Palm Beach County does address the priority housing and supportive service needs of persons who are not homeless but require supportive houses. Some special needs services are currently being addressed through County sponsored programs. The elderly population and senior citizen activities are assisted through the County’s social service programs while many senior activities are facilitated by the Area Agency on Aging of Palm Beach and the Treasure Coast. Special needs services that are not directly provided by the County such as housing for persons with HIV/AIDS, foster care programs, mental health disorders and substance abuse are addressed by the County through coordination with a network of social service providers. The following table identifies and summarizes the County’s non-homeless special needs population.

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**Special Needs (Non-Homeless) Populations  
HUD Table 1B**

<b>SPECIAL NEEDS POPULATION</b>	<b>PRIORITY NEED LEVEL</b>	<b>UNMET NEED</b>	<b>DOLLARS TO ADDRESS UNMET NEED</b>	<b>MULTI-YEAR GOALS</b>	<b>ANNUAL GOALS</b>
Elderly	High	Housing Needs	\$2,000,000	9,000	1,800
Frail Elderly	High	Medical	\$215,000	1,840	368
Severe Mental Illness	High	Case Management Services	\$2,216,000	610	122
Developmentally Disabled	High	Group Homes needed	\$133,000	10,000	2,000
Physically Disabled	High	Public Transportation; Adult living facilities; Housing Units	\$8,680,250	1,530	306
Persons with Alcohol/.Drug Addictions	High	Transitional Housing Units; Substance Abuse Training	\$20,350,000	550	115
Persons with HIV/AIDS	High	Housing and Case Management	\$150,000	5,500	1,100
Victims of Domestic Abuse	Medium	Domestic Violence Emergency Shelter Beds	\$200,000	1,475	295
<b>TOTAL</b>			<b>\$51,944,250</b>	<b>30,505</b>	<b>6,106</b>

*Palm Beach County Five Year Consolidated Plan - October 2010-September 2015*

Palm Beach County’s Non-Homeless Special Needs Goal is to increase the supply of supportive housing for the non-homeless special needs population by utilizing funds that are reasonably expected to be made available and by coordinating with other agencies and service providers.

In order for the County to achieve its goal, it will continue to fund or support applications for funding that increase the supply of supportive housing which combines structural features and services needed to enable the special needs population and their families to reside in decent housing. In addition, Palm Beach County will continued to fund or support applications for funding improvements to existing homes through structure enhancements to facilitate independent living of the elderly and disabled in the community.

To achieve its goal and ultimately address the county’s non-homeless special needs for FY 2012-2013, the County will undertake the action steps outlined below:

- Palm Beach County DES will continue to support applications by other agencies or County departments for funding that provide assistance to the non-homeless special needs population by providing consistencies with the County’s Consolidated Plan and through active participation in appropriate bodies.

- Palm Beach County, through the Department of Community Affairs, shall continue to allocate Ryan White Title I funds to agencies that provide housing and support services to persons with HIV/AIDS and their families.
- Palm Beach County plans to provide assistance to 275 special needs households during FY 2012-2013. (Households are reported rather than persons because some agencies only serve families or because some agencies serve what are in effect one-person households based on the living arrangement (e.g. a room in an assisted living facility).

#### Housing Opportunities for People with AIDS

Palm Beach County does not receive or administer Housing Opportunities for People with AIDS (HOPWA) funds. The City of West Palm Beach receives and administers HOPWA funds on behalf of the entirety of Palm Beach County.

### **3. Homeless Prevention – Describe planned action steps over the next year to address individual and families with children at imminent risk of becoming homeless.**

The most logical approach to combating homelessness is to address the factors that threaten individuals and families with children with the potential of losing their housing before the threat becomes a reality. Keeping individuals and families in their current residence is most often easier and less costly than placing them into permanent shelter once they have entered the emergency shelter system.

The *Ten Year Plan to End Homelessness in Palm Beach County* names homeless prevention as a goal. The Plan states that investments in prevention initiatives can effectively prevent homelessness for people at risk of losing their homes. The Plan outlines mortgage/rental assistance, utility assistance, counseling/advocacy and legal assistance as key components of a homeless prevention initiative. The Plan states that the preventive measures should offer permanent solutions, with a special emphasis on increasing individual's income, creating more affordable/accessible housing options, and improve individual's access to mainstream resources.

During FY 2012-2013, DES, through its grant programs, will continue to support agencies that provide homeless prevention services that include emergency payment of delinquent rent and emergency utility assistance. DES will continue to use ESG and other available funding to support agencies that provide direct homeless prevention services, primarily one-time emergency rent and utility assistance. In FY 2012-13, DES, in coordination with the Homeless Continuum of Care Grant Review Committee, provided funding to three (3) agencies that provide direct homeless prevention activities. These activities are expected to serve 360 unduplicated persons who are at-risk of becoming homeless.

## **K. Barriers to Affordable Housing 91.220(j)**

Palm Beach County continues to implement strategies to remove barriers to affordable housing, especially those caused by public policies or prevailing economic and social conditions. These strategies are designed to increase the amount of affordable housing units in the County and to ensure residents have access to affordable housing. Following is a summary of each initiative implemented by various County Departments to address matters relating to affordable housing.

### **Department of Economic Sustainability**

The provision of financial assistance is one means by which the County currently assists prospective homebuyers, homeowners, and developers who are seeking to purchase, rehabilitate, or construct affordable housing units. This strategy is carried out by DES, and the types of assistance and funding programs are detailed in this document in Section “H. Annual Affordable Housing Goals” and in Section “L.1.b. Actions to Foster and Maintain Affordable Housing”. In addition, DES administers an Impact Fee Assistance Program (IFAP), whereby impact fee investment earnings from roads, parks, and public buildings are utilized towards the payment of road impact fees for eligible affordable housing projects in the County’s Zone 1 impact fee area. The IFAP Program encourages the development of rental or for-sale residential properties to households at or below 120% of area median income.

### **Planning Zoning and Building**

The County’s Planning, Zoning and Building Department (PZ&B) is responsible for implementing local policies and regulations governing building and development, and has undertaken several initiatives to stimulate the development or redevelopment of affordable housing. Those initiatives are summarized as follows:

- i. **The Workforce Housing Program (WHP)**  
The Workforce Housing Program (WHP) is a mandatory program that provides for the development of a component of workforce housing units in new residential developments. All required WHP units will be offered to income qualified households with incomes from 60% to 140% of area medium income. The WHP is intended to serve the housing needs of people employed in the jobs that the general population of the community relies upon to make the community economically viable. The WHP requirements apply to all new residential developments of 10 or more units (by right) located within the Urban/Suburban Tier in unincorporated Palm Beach County. The required WHP units have an affordability compliance period of 15–30 years. The County offers a density bonus incentive of up to 30% and a pre-application is required when the requested WHP density bonus is greater than 30%. An additional WHP incentive is the Traffic Performance Standard (TPS) mitigation that allows some flexibility to the traffic standard to add additional trips to their traffic counts in order to construct the additional units including the required WHP units.
- ii. **The Affordable Housing Program (AHP)**  
The Affordable Housing Program (AHP) is a voluntary program that applies

to new residential developments in unincorporated Palm Beach County. A proposed AHP project must have a minimum of 10 permitted units (by right). The AHP may be used by an applicant seeking additional density for an affordable housing development. The applicant elects to provide at a minimum 65% of the total number of dwelling units targeted to households at incomes of 60% of Area Median Income (AMI) and below. In any proposal a maximum of 20% of all units will target incomes of 30% and below AMI. AHP units shall not be subject to restrictions beyond income qualifications except those restrictions imposed by a governmental agency providing affordable housing financing. The County offers a density bonus incentive of up to 30% and a pre-application is required when the requested AHP density bonus is greater than 30%. An additional AHP incentive is the Traffic Performance Standard (TPS) mitigation that allows some flexibility to the traffic standard to add additional trips to their traffic counts in order to construct the additional units including the required AHP units.

iii. The Palm Beach County Impact Fee Ordinance

This ordinance was designed to minimize impact fees for new development of smaller, more affordable homes, by calculating the fee on the total square footage of the home.

iv. The County's Comprehensive Plan

The County's Comprehensive Plan is a growth management tool that contains policies that may, at times, become barriers to affordable housing. However, provisions have been made throughout the Plan to alleviate these barriers and to provide incentives for the provision of affordable and workforce housing. Policies relating to affordable and workforce housing are addressed in the Future Land Use Element and Housing Element of the Plan. These elements are regularly reviewed through the Evaluation and Appraisal Report (EAR) process to, among other things, address barriers to the provision of affordable housing.

v. Zero Lot Line Developments

These developments are permitted by Palm Beach County Unified Land Development Code (ULDC) and by a majority of municipalities in the county. This method of land development has become particularly advantageous in the usage of small lots, enabling affordable housing developers to reduce costs by utilizing less land. This method is also particularly important to redevelopment through infill housing in older neighborhoods which are platted with very small lot sizes.

vi. Accessory Affordable Housing in the "INST" Land Use Category

This provides non-profits and other community based organizations a means to develop very-low and/or low-income housing on land that has been set aside for public and/or governmental use but ordinarily has no specific residential density. This provision is important to special needs housing production since most often non-profits or community based groups with institutional land look to include special needs housing in conjunction with

non-residential facilities (i.e., church site with elderly housing).

vii. A One-stop Permit Process

The One-stop Permit Process is designed to result in continual improvements to the permit issuance process and an associated level of service is implemented by the Building Division. By lessening the time required for developers to acquire necessary building permits, the one stop permitting process has reduced the time required to initiate the construction process and thereby reduced interest costs to developers of affordable housing. This results in a monetary savings to the developer that may be passed on to prospective low and moderate income homebuyers.

**Property and Real Estate Management (PREM) Division**

PREM maintains an inventory of surplus County owned and other publicly owned land suitable for affordable housing development. DES has utilized surplus properties in the past in its affordable housing activities and has coordinated donation of surplus properties to non-profit agencies for the development of new affordable housing. Due to market conditions, it is difficult to forecast the amount of land to be donated during FY 2012-13; however, during FY 2010-11 there were 12 parcels of land donated specifically to non-profit organizations and municipalities for the purpose of affordable housing. During the current fiscal year (2011-12) there have been no dispositions of land to date.

**Water Utilities Department (WUD)**

WUD implements the Deferred Payment Program (DPP) designed to assist homeowners which currently utilize private well and septic systems to hook up to newly expanded or constructed public water and sewer systems. The fees are paid back over a twenty year period with an annual interest rate of 5.5%. The program reduces the financial impact on affordability of the home while expanding utility services in Palm Beach County.

**Municipal Services Taxing Unit (MSTU)**

In order to make multiple infrastructure improvements affordable to property owners, the MSTU Ordinance allows assessments for infrastructure improvements to be paid over a period 20 years, thereby reducing the financial impact on property owners and contributing to the affordability of housing in the County.

**The Community Land Trust of Palm Beach County, Inc. (CLT)**

The CLT was founded by Palm Beach County as a non-profit housing provider to help address the need for affordable housing in the County. Like other affordable housing providers, the CLT uses the unique CLT model to either develop, or cause to be developed, housing to be sold to very-low, low, and moderate income homebuyers at an affordable price.

## **L. OTHER ACTIONS - 91.220(k)**

### **1) Describe the actions that will take place during the next year to:**

#### **a) Address obstacles to meeting underserved needs**

The Five Year Consolidated Plan (2010-2015) identified the lack of sufficient funding resources as the primary obstacle to meeting underserved needs relating to housing, homelessness, and non-housing community development needs. The County attempts to maximize the amount of resources available by applying for other non-entitlement, non-formula-based, funding sources for such activities, by providing funds from general revenues, and by supporting funding applications from entities within the jurisdiction. The County also strives to make the most efficient use of available funding through stringent evaluation of proposed projects which are submitted for funding under any county managed programs, regardless of funding sources, and through the leveraging of resources to the fullest extent feasible. The County will continue with these efforts during FY 2012-13.

The specific actions which will be undertaken by the County during FY 2012-13 to address the obstacles to meeting underserved needs are grouped into the three areas, namely: housing, homeless/special needs, and non-housing community development, and are addressed below.

#### **Housing**

- Provision of housing affordable to extremely-low and low income households.

Despite the recent slump in housing prices, the limited financial resources of these households pose impediments to meeting their individual housing needs. The County therefore will continue to take action to provide affordable housing opportunities to extremely-low and low income households.

#### **CDBG and HOME Programs:**

Through its CDBG and HOME Programs the County proposes to assist very low-, low- and moderate-income households to meet their affordable housing needs during FY 2012-13. It is planned to achieve this objective by undertaking rehabilitation of seven (7) owner occupied housing units, funding of provision of Individual Development Accounts to 28 prospective homebuyers, and through CHDO administration of similar programs. The HOME Program will undertake a developer activity which will provide loans to create permanent rental housing through the construction of new housing on vacant property, demolition of existing vacant buildings, construction of new rental housing, rehabilitation of existing residential property, and acquisition of the aforementioned properties. It is planned to allocate CDBG and HOME funds totaling \$1.81 million to accomplish the above stated housing objectives.

#### **Neighborhood Stabilization Program 2 (NSP2)**

The County will continue to utilize a \$50 million award of Neighborhood Stabilization Program 2 funds to implement three activities designed to provide homeownership and rental opportunities to extremely low, very low, low, moderate-income, and middle-income households. The first activity is a first and second mortgage loan assistance program for which

\$10.67 million was set-aside for its implementation. The program allows families whose incomes are at or below 120% of the AMI to acquire vacant single-family properties which are foreclosed upon. The funds are provided in the form of non-interest bearing and forgivable loans. The second activity involves the allocation of \$16.41 million to non-profits and public agencies to purchase (and rehabilitate if necessary) foreclosed residential structures. These structures must be sold or rented to families with incomes at or below 80% of the AMI. At least 50% of the \$16.41 million must be expended to benefit persons with incomes at or below 50% of the AMI. The third activity involves new affordable rental housing development for which \$18.67 million was allocated to for-profits and one subrecipient, the Community Land Trust of PBC. It is anticipated that 320 units will be developed of which 167 will be for households with incomes below 50% AMI.

#### Neighborhood Stabilization Program 3 (NSP3)

The Neighborhood Stabilization Program 3 consists of three activities which are designed to provide homeownership and rental opportunities to middle-income, moderate-income and low-income families. The first activity is a first and second mortgage program for which \$7.32 million was set-aside for its implementation. The program will allow families whose incomes are at or below 120% of the AMI to acquire vacant single-family properties which are foreclosed upon. The value of these properties should not exceed \$280,000 and the interest rate charged will not exceed 4.0%. The sum allocated will allow for the acquisition of at least 45 homes. The second activity involves an allocation of \$1.4 million to the Palm Beach County Housing Authority to purchase (and rehabilitation if necessary) at least 6 foreclosed residential structures. These structures must be rented to families with incomes at or below 50% of the AMI. Finally, the third activity allocated \$1.4 million to the Pahokee Housing Authority to redevelop at least 6 rental housing units that must be affordable to households with incomes below 50% AMI.

#### Community Land Trusts (CLTs)

Five CLTs are now operational in the County. Four (4) of these are operated by non-profit organizations (Northwood Renaissance, Adopt-A-Family of the Palm Beaches, the Community Land Trust of Palm Beach County and The Housing Partnership) and one by the City of Delray Beach. All, except the Community Land Trust of Palm Beach County (CLT of PBC) operate within very restrictive geographic boundaries. The CLT of PBC operational jurisdiction encompasses the entire Palm Beach County. The CLT concept in Palm Beach County was born out of the need to provide homeownership opportunities to low and moderate income persons in light of the rising cost of housing prices which has resulted in the majority of Palm Beach County Work Force being unable to afford homeownership. Despite the downturn in the housing market, this concept is still a viable homeownership mechanism. Affordable housing under the CLT concept is derived by the CLT owning the land and the housing unit generally owned by the homeowner. A ninety-nine year lease will be assigned to the homeowner by the CLT and a resale and recapture provision will ensure the continued affordability of the housing unit in the event of a transfer of ownership. The formulation of the CLT of PBC was facilitated by the Board of County Commissioners and the County financed its administrative expenses for the first two years. Additional assistance to the CLT of PBC was provided by the County to finance the purchase and donation of 8 single family homes to the CLT for sale to eligible owners, and donation of a 6+ acre parcel on Davis Road for development of seventy-six (76) affordable housing units both for homeownership and rental. Under the NSP2 Neighborhood Redevelopment Program (Activity 3), the CLT of PBC awarded funding of approximately \$4.5

million to finance the construction of 25 rental units at the Davis Road parcel that will be known as Davis Landings. The CLT was awarded additional funding in the amount of \$373,320 to cover the additional rehabilitation costs due to recent changes to the building code. The CLT of PBC was also awarded \$2.09 million under the NSP2 Residential Redevelopment Grant Program to acquire and rehabilitate eleven vacant and foreclosed single-family homes. Of these 11 S/F homes, 5 will be sold under the community land trust model of homeownership to low income families of Palm Beach County. The other 6 will be rented to very-low households to become part of the County's stock of permanently affordable rental housing.

- Disproportionate Housing Needs

Underserved housing needs can also be represented by disproportionate housing needs. This need exists when the percentage of households in a specific category of need who are members of a particular racial or ethnic group is at least ten percent (10%) higher than the percentage of all households in that same category of need. The Five Year Plan identified the following disproportionate housing needs:

Black Households

- Low Income (31-50% AMI) Elderly Owners
- Moderate Income (51-80% AMI) Elderly Owners
  - Low Income (31-50% AMI) Other Owners
    - Low Income (31-50% AMI) Owners
    - Moderate Income (51-80% AMI) Owners

Hispanic Households

- Extremely-low Income (0-30% AMI) Family Owners
  - Low Income (31-50% AMI) Elderly Owners
    - Low Income (31-50% AMI) Owners
  - Moderate Income (51-80% AMI) Elderly Owners
  - Moderate Income (51-80% AMI) Family Owners
    - Moderate Income (51-80% AMI) Owners

Asian Households

- Low Income (31-50% AMI) Owners
- Moderate Income (51-80% AMI) Owners

White Households

- Moderate Income (51-80% AMI) Other Renters

The overwhelming majority of disproportionate needs exist for various categories of owners, in particular, elderly and family households. Among income groups, disproportionate need more often exists in the low-income and moderate-income households groups. Among races/ethnicities, Black and Hispanic households experience housing problems somewhat more frequently than the general population, but since the analysis did not identify a large number of groups experiencing disproportionate needs, it may be concluded that housing problems are generally experienced with similar frequency among households, and that race and ethnicity are not a great predictor of likelihood to experience housing problems in Palm Beach County.

Participation in DES's housing programs or those supported by the County is not restricted to any race or ethnicity, nor is there any race or ethnic-based preference given to households seeking assistance. However, a historical review of households assisted by HUD-funded DES programs indicates that, in comparison to their proportion amongst the general population, racial and ethnic minority groups are more often beneficiaries. This may be in part due to the greater proportion of minority groups amongst lower income households than amongst the general population, and perhaps in part to the concentrations of minority groups often found in DES Target Areas, towards which funding is channeled.

Based on the aforementioned historical review, estimates of the minority beneficiaries of DES's HUD-funded housing programs for FY 2012-13 are as follow:

- CDBG Housing Rehabilitation Program—80% (7 households)

### **Homelessness and Special Needs**

- Support for Homeless Activities

#### CDBG Program

For FY 2012-13, CDBG funds in the amount of \$606,799 were allocated to the operational costs of the Senator Philip D. Lewis Center (formerly the Homeless Resource Center) for homeless individuals. Additionally, \$77,272 of CDBG funds were awarded to six (6) agencies to facilitate operation of their shelters (emergency and transitional) or to provide services to homeless persons. Of this amount \$23,875 was awarded to two agencies catering to abandoned/neglected children; \$9,506 to an agency serving youth who have aged out of foster care; \$18,406 to one agency offering services to victims of domestic abuse; \$16,990 to one agency offering services to homeless pregnant teens; and \$8,495 to one agency providing transitional housing home homeless ex-offenders.

#### ESG Programs

##### ○ FY 2011-2012 ESG Second Allocation of Funding

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH ACT) signed by the President of the United States on May 20, 2009 consolidates three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, and revises the Emergency Shelter Grants program and renames it as the Emergency Solutions Grant (ESG) program. Due to the fact that the new ESG regulations were not finalized, HUD chose to release the ESG funding in a two-stage allocation. Palm Beach County received an initial allocation \$297,830 of Emergency Shelter Grant funding for Fiscal Year 2011-12. Under the Emergency Solutions Grants a second allocation for Fiscal Year 2011-12 in the amount of \$167,529 was made available to Palm Beach County. In order to access these funds Palm Beach County was required to amend its FY 2011-2012 Action Plan and submit the amendment to Department of Housing and Urban Development (HUD) on or before May 15, 2012. Although it is anticipated that these funds will be made available to the County during the summer of 2012, the use of these funds will extend into the FY 2012-2013 grant year.

The second allocation of \$167,529 will be exclusively used for rapid re-housing assistance and administration. The rapid re-housing activity will take place at the Senator Philip D. Lewis Center (formerly the Homeless Resource Center). This activity will provide assistance to re-house families and/or individuals who are homeless as defined in the HEARTH Act of 2009. The program will provide financial assistance in the form of rental assistance, rental deposits, last month's rent, utility deposits, utility payments, and moving costs.

o FY 2012-2013 ESG Allocation

ESG funds of \$491,748 were awarded to twelve (12) agencies for thirteen (13) activities which include the operation and maintenance of shelters (emergency and transitional), the provision of rapid re-housing services to homeless persons, and the provision of homeless prevention activities for those individuals "at risk" of becoming homeless. Of this amount \$24,600 was awarded to one agency that serves abandoned/neglected children; \$60,394 to an agency serving youth who have aged out of foster care; \$51,394 to two (2) agencies offering services to victims of domestic abuse; \$63,030 to one agency catering to the chronic homeless; \$15,671 to one agency offering services to homeless pregnant teens, homeless runaway teens, and pregnant teens and families at risk of becoming homeless; \$7,667 to one agency to provide hotel/motel vouchers for emergency shelter; \$10,000 to one agency providing transitional housing home homeless ex-offenders; \$93,777 to one agency to provide rapid re-housing activities; \$79,000 to three (3) agencies for homeless prevention assistance; and \$86,215 for the operation of three other shelters.

Neighborhood Stabilization Program 1 (NSP1)

The Senator Philip D. Lewis Center was purchased and redeveloped by the County at a cost of \$9,016,981. Approximately \$7.4 million of the cost was funded from the County's NSP1 allocation. The facility is to be used as a homeless resource center. The acquisition and rehabilitation of the facility known as the Senator Philip D. Lewis Center was completed during the winter of 2012. The Center began operations on July 2, 2012 with a phased startup plan. The Center opened with 20 beds in July 2012 and will add 20 additional beds by October 2012 with the remaining beds (20) to be brought on-line in January 2013. The Lewis Center will serve as the central point of access and key source of data collection. Specific services to be rendered to homeless clients at the Lewis Center include, but not limited to: case management, counseling, meal delivery, limited medical treatment, life skills training, job placement, interim housing, and permanent housing placement. The Lewis Center will satisfy a crucial need in the effort to address homelessness.

Continuum of Care (CoC)

Under the 2012 Continuum of Care Homeless Assistance program, HUD awarded Palm Beach County a total of \$4,931,779 to 12 agencies operating 19 projects. The CoC funding will support transitional housing for individuals and families, permanent supportive housing, as well as the Homeless Management Information System. The homeless persons to be served by the funded projects include: chronically homeless individuals, severely mentally ill, chronic substance abusers, veterans, victims of domestic violence, families, persons with mental illness who are treatment resistant, pregnant or parenting teenage women and their babies, unaccompanied youth under 18 years of age, persons with HIV/AIDS and persons designated as chronic homeless.

### Special Needs

For FY 2012-2013, the Palm Beach County Board of County Commissioners assigned priorities to certain public activities which are to be funded with CDBG funds. These are activities that benefits the disabled, activities that benefits seniors, and activities that benefits the special needs subpopulation. In implementing the process to fund CDBG public service activities all responsive to the CDBG Public Service Request for Proposals (RFP) were awarded additional “bonus” points. A total of four proposals were received by DES that served the priority subpopulation. Of these four proposals, three were deemed responsive and, thus, awarded the additional points. These three proposals were recommended for CDBG funding under the public service category. These three agencies were Aid to Victims of Domestic Abuse (AVDA), Coalition of Independent Living Options CILO), and Seagull Industries for the Disabled, Inc.

### **Non-Housing Community Development**

- Promoting cooperation among agencies  
The County will continue to promote cooperation among entities during FY 2012-13 to provide non-housing community development activities. This will be done by facilitating and/or participating in the following coordinating bodies: Countywide Community Revitalization Team; Glades Technical Advisory Committee; PBC Long Term Recovery Coalition; the Homeless Coalition of PBC; the Housing and Homeless Alliance; the Homeless Continuum of Care Grant Review Committee; the Homeless Advisory Board; and the United Way’s Food, Shelter, and Emergency Needs Committee. In addition, the County will continue to streamline and monitor funds distributed under its various programs to maximize their effectiveness and minimize/eliminate the incidences of funding from different programs supporting the same clients.
- Addressing infrastructure deficiencies  
CDBG funds in the amount of \$1,803,088 will be used to undertake eight (8) infrastructure and public facilities activities. These activities will include roadways, sidewalks, drainage, sanitary sewer improvements, as well as, improvements to shuffleboard courts at a community center, improvements to basketball courts at a community park, improvements to a school’s gymnasium, and the installation of a generator at a Community Center.
- High unemployment  
Various initiatives to be undertaken by the County will focus on the creation and/or retention of jobs through the provision of assistance to establish new businesses or to expand existing businesses. Specifically, the County, through the Department of Economic Sustainability (DES), will undertake a CDBG-funded Economic Development Program. During the year a total of \$539,376 will be allocated to fund this activity. The primary objective of this activity is the creation of jobs of which at least 51% must be held by or made available to low- and moderate-income persons.

The County also plans to continue its Community Development Business Loan Program which is funded through the HUD Section 108 Loan Program. DES will be responsible for the continued implementation of this program. Under the Section 108 Loan Program, borrowers which apply for gap financing up to 40% (up to \$1,000,000) of the total project cost (whichever is lower). Projects requiring over \$1,000,000 must be approved by the Board of County Commissioners. For FY 2012-2013, DES is proposing to process seven (7) projects with a total investment of approximately

\$13.2 million.

- Technical assistance  
DES staff will be available to offer technical assistance regarding the CDBG, HOME, ESGP, and NSP programs. Furthermore, in the course of working with potential subrecipients, DES will also provide technical assistance related to procurement, land acquisition, and construction/rehabilitation.

**b) Foster and Maintain Affordable Housing**

Palm Beach County's Five Year Consolidated Plan sets forth the following as the County's housing strategy goals: preserve and enhance the supply of safe, sanitary, and adequate affordable housing that will meet the needs of the extremely-low, low- and moderate-income residents of Palm Beach County; assist homeless persons obtain affordable housing; assist persons at risk of becoming homeless; increase the supply of supportive housing for persons with special needs; and provide affordable housing that is accessible to job opportunities. During FY 2012-13, Palm Beach County will carry out the following actions to foster and maintain affordable housing:

Countywide Housing Rehabilitation Program

CDBG funding is utilized to provide conditional grants or loans for owner-occupied housing rehabilitation. DES programmed \$220,000 in funding for this activity and expects to rehabilitate 7 housing units during the year.

Disaster Recovery Initiative 4

DRI-4 funds were awarded to the West Palm Beach Housing Authority to carry out the activity to harden rental units at Newton Woods Development. This is a multi-family hardening and repair activity entailing the hardening and repair of replacement of exterior windows and doors to 60 housing units.

HOME CHDO Administered Programs

HOME funds are allocated for Community Housing Development Organizations (CHDOs) in the amounts of \$238,530.60 for CHDO activities and \$79,510.20 for CHDO operating expenses. The funds will be awarded to certified CHDO's on a competitive basis for development and rehabilitation of multifamily rental housing and single family housing for first time homebuyers. Funding may be provided as down-payment, rehabilitation, closing costs, and/or gap financing. It is anticipated that 3 individuals will be served with single family housing.

HOME Individual Development Account

The Individual Development Account Program provides a 2 for 1 match to individuals saving a down payment to purchase a home. Participants must be at or below 80% of area median income and place their funds in a savings account. The Program will provide an equal match up to a maximum of \$4,000. The program is expected to assist 28 income qualified homebuyers.

HOME Developer Rental Program

The Developer Rental Program provides loan assistance to create permanent rental housing through the construction of new housing on vacant property, demolition of existing vacant buildings, construction of new rental housing, rehabilitation of existing residential property, and acquisition of the aforementioned properties. The program expects to produce 5 single or multifamily housing units.

### Neighborhood Stabilization Program 2

Under this program, the County utilized a portion of funding to undertake a financing mechanism- the Second Mortgage Program (\$7,700,000), and an Acquisition and Rehabilitation Program (\$16,406,973). It is anticipated that 213 individuals will be assisted under the programs.

### Neighborhood Stabilization Program 3

Under the NSP-3 Program, three activities will be carried out by three entities, including a First and Second Mortgage Program, an Acquisition and Rehabilitation Program, and a Neighborhood Redevelopment Program. DES will utilize \$7,321,712 to provide first and second mortgage loans to 45 families; \$1,408,021 for PBCHA to acquire and rehabilitate 6 housing units; and, \$1,408,021 for PHA to perform redevelopment activities to produce 6 multi-family housing units.

### Workforce Housing Program

The Planning, Zoning, and Building Department's Workforce Housing Program mandates the provision of workforce housing units in all new residential developments in unincorporated Palm Beach County. All new residential projects consisting of 10 or more housing units must provide varying percentages of homes affordable to households with incomes ranging from 60-150% of AMI. Additionally, the County offers an incentive where in exchange for a developer designating at least 40% of project units for Workforce Housing, a density bonus may be granted of up to 30% for Low Residential zoning designation (1-3 units/acre) and up to 100% for new Medium Residential (5 units/acre) and High Residential (18 units/acre) developments. The amount of affordable housing to be generated by the program during the fiscal year is entirely dependent on market activity and site-specific factors.

### Public Housing Authorities

The Housing Choice Voucher Program provides financial assistance to eligible families paying rent to landlords in the private market. The subsidy amount is the difference between 30% of the family's adjusted income and the applicable payment standard. During the fiscal year, the Public Housing Authorities located within Palm Beach County's jurisdiction will administer 2,671 Family Housing Choice vouchers and 266 Family Unification Program Vouchers. In addition, the combined number of housing units operated by Belle Glade, Pahokee, and Palm Beach County Housing Authorities is 1,683.

### **c) Evaluate and reduce the number of housing units containing lead-based paint hazards**

Under HUD regulation 24 CFR 35, entitled "Requirements for Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance", HUD requires that lead-based paint (LBP) hazards be controlled before the rehabilitation of a housing unit that is financially assisted by the federal government or being sold by the government, particularly if young children (ages 6 and under) will be occupying the unit.

In order to protect young children from lead hazards posed by paint, dust and soil in residential structures, the Housing and Community Development Act of 1974 was amended to include the Residential Lead-Based Paint Hazard Reduction Act of 1992 also referred to as Title X. Additionally, HUD published the *Requirements for Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance* in the Federal Register on September 15, 1999, with an effective date of September 15, 2000. The requirements of the regulation apply to housing built before 1978; the year lead based paint was banned from nationwide consumer use. DES's housing programs operate in full compliance with the regulation.

In general, the HUD regulation requires that such hazards be eliminated or reduced through an abatement process which is undertaken by appropriately certified persons. Under the regulation, housing units built before January 1, 1978 are to be inspected by an EPA certified lead-based paint inspector, who is also an EPA certified lead-based paint risk assessor. The inspection entails a surface-by-surface investigation (of interior and exterior painted, stained, varnished, glazed or shellacked surfaces) in order to determine the presence of LBP. A report detailing the findings of the inspection is submitted to DES. Surfaces identified in the report that contain LBP, and that are in a stable condition, are regarded not to constitute a hazard to the home's occupants. Surfaces that contain LBP, and that are expected to be disturbed during the process of rehabilitation construction, as well as ones that contain lead-based paint and that are deteriorated or subjected to friction or impact are regarded to constitute a hazard and will be abated. The ruling also requires clearance after any lead-based paint abatement has taken place to ensure that the work has been completed; that dust, paint chips and other debris have been satisfactorily cleaned up; and that settled dust has low levels of lead.

Based on the 2005-2007 American Community Survey (source: census.gov), 39.5% or 248,839 of Palm Beach County's housing units were constructed prior to 1979. Of this number, it is estimated that 200,564 (80.6%) are currently occupied by individuals, families and non-family households.

Palm Beach County is presently addressing LBP hazards by following the federal requirements.

Several staff members of DES's Business and Housing Investments and Capital Improvement Real Estate Inspection Services sections have received training in order to comply with EPA's pre-renovation notification requirements on LBP. Property owners who receive funding through DES for housing rehabilitation receive a HUD-approved publication to educate them of the hazards and symptoms of LBP poisoning, and on homeowner maintenance and treatment of LBP hazards. In addition, DES prohibits the use of lead-based paint for rehabilitation or new construction at federally funded projects/activities.

Currently, DES has one consultant under contract to perform inspections and one contractor to perform remediation services of pre-1978 residential properties prior to the start of renovations.

For FY 2012-13, DES is requesting the use of up to \$10,000 per single family detached housing unit for inspections of homes for LBP; hazard reduction of LBP in homes; and temporary relocation of occupants during the hazard reduction phase of the process. Funding for this activity will come from CDBG funds allocated to DES's housing rehabilitation program. For FY 2012-13, it is estimated that seven (7) housing units will be inspected for LBP and that three (3) units will require LBP abatement. The Florida Department of Health (DOH)'s Bureau of Environmental Toxicology and the Palm Beach County Health Department (PBCHD) are the two (2) agencies responsible for monitoring all lead hazard exposures within Palm Beach County. In 2006, PBCHD established the Childhood Lead Poisoning Prevention Program under the Division of Environmental Health and Engineering to accomplish the following goals:

- Provide families, communities, and professionals with the knowledge and tools needed to protect children from lead poisoning;
- Coordinate lead source identification;
- Help promote lead hazard remediation efforts which minimize childhood exposure to all lead hazards;
- Promote awareness about the Florida Lead Alert Network which disseminates information

- about recalled toys and other children's products; and
- Ensure at-risk children are screened for lead poisoning and establish working relationships with stakeholders in the community who can help implement a county-wide elimination plan.

PBCHD records all cases of children found to have elevated blood lead levels and coordinates with DOH's Epidemiology Office for use in its statistical inventory. Additionally, DOH utilizes field data from blood tests conducted for children in the area and updates the State of Florida's "Children's Lead Poisoning" database.

The Environmental Protection Agency's (EPA) Renovation, Repair and Painting Rule (RRP) went into effect on April 22, 2010. RRP requires lead safe work practices training and RRP certification for professionals who perform renovation or repairs in homes, child care facilities, and schools built before 1978. RRP also requires contractors follow lead safe work practices during certain activities.

The national Green and Healthy Homes Initiative (GHHI) is implementing a cost-effective and integrated approach to housing interventions by combining federal and philanthropic investments in weatherization, energy efficiency, health and safety in certain cities. Lead poisoning prevention is a priority area under this initiative.

The U.S. Consumer Product Safety Commission (CPSC) announced new total lead content limit in children's products. The new total lead content limit, which is called for in the Consumer Product Safety Improvement Act (CPSIA), went into effect on August 14, 2011 for manufacturers, importers, retailers and distributors of children's products.

Housing units occupied by children exposed to elevated lead levels are recommended for abatement and the residents are then suggested to relocate. If relocation is not feasible, residents are informed of the health risks associated with lead exposure and are advised of methods to temporarily reduce these hazards.

Some of the other actions the County will undertake to address and/or reduce lead-based paint hazards include:

- PBCHD will continue to screen young children (particularly under the age of 72 months) who are suspected of lead poisoning and are eligible for Medicaid assistance. Children showing blood lead levels at or above 10 µg/dL will be reported to the State Health Department for inclusion in the Children's Lead Poisoning Database.
- DES will continue coordinating with appropriate departments and organizations in the County to ensure the guidelines for lead reductions are consistent with all rehabilitation programs and codes;
- DES will continue to require inspections of residential structures built prior to 1978 for lead based paint hazards as they relate to non-emergency rehabilitation funded under a DES-operated Federal or State program.
- DES will also require lead based paint inspections of commercial buildings built prior to 1978 if the buildings will be used by children and if funding for the rehabilitation/improvement, were provided from a DES operated program.

- If lead hazards are discovered during the assessment, DES will hire and pay for a contractor to perform an abatement of the structure.
- DES staff will keep on file all results of lead-based paint inspections and abatements in order to comply with applicable regulations.

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**d) Reduce the number of poverty-level families**

According to the U.S. Census Bureau (2006-2010 American Community Survey), the population of Palm Beach County is estimated at 1,281,333 persons of which 156,759 or 12.2% are below the federal poverty level. Palm Beach County is committed to reducing this number and has put in place strategies and programs to address this issue. For FY 2012-13, it is planned to continue the implementation of existing efforts which are directed at reducing the number of persons in poverty. In general, these efforts include directing funding to family stability programs, employment related supportive services, economic opportunities, and through the provision of affordable housing. Palm Beach County efforts to effectively reduce the number of poverty level families are made more challenging due to the increase in the number of such families as a result of the current economic recession which has caused, among other things, high unemployment and job loss, and high incidences of housing foreclosures.

The reduction of poverty has been identified as an Objective in the County's Comprehensive Plan under the Health and Human Services Element. Objective 2.5 of this element (Reducing poverty) states that "Palm Beach County will promote, fund and provide initiatives that reduce the incidence of poverty. The policies promulgated in the Comprehensive Plan to address this Objective are:

**Policy 2.5-a:** The County will advocate services and funding to address self-sufficiency and economic stability. Such efforts may include the provision of local match dollars and allocation of resources.

**Policy 2.5-b:** The Department of Community Services will collect and analyze data from departmental information systems and other qualitative means with regard to economic needs of clients.

**Policy 2.5-c:** The Adult Migrant and Seasonal Farmworker Program will assist eligible individuals to learn new employment skills. This will be accomplished by providing basic/job skills training, job readiness, high school equivalency preparation, counseling and support.

**Policy 2.5-e:** The Department of Community Services will share data with DES (formerly the Economic Development Office) and other organizations that plan and develop economic growth and job training.

**Policy 2.5-f:** The County will provide local match funds for Title 20 subsidized child care. The purpose of this match is to provide economic support to low-income, working parents.

Other actions to reduce the number of poverty level families in the County are being undertaken by Workforce Alliance, the Housing Authorities, the Department of Economic Sustainability through its use of the CDBG, ESGP, HOME and NSP Programs, and the Community Land Trust of Palm Beach County. The programs undertaken by these agencies will be noted in further detail.

Implementation of the Health and Human Services Element is the responsibility of the Palm Beach County Department of Community Services.

- i. The Department has undertaken the following programs to fulfill its responsibility:

- The Department’s Senior Services Division and Veterans Services Office provide accessible and high-quality services to help seniors 60 and older attain optimal independence, and also counsel and assist former and current members of the Armed Forces who reside in Palm Beach County.
  - The Farmworker Jobs and Education Program provides training and job search assistance to farm workers and their families who suffer chronic seasonal unemployment in Palm Beach County. Eligible participants are offered academic, skills training, job placement, and supportive services so they will be able to obtain full-time, year-round employment. Participants may also receive on-the-job training and earn valuable work experience once employed, thereby expanding future job opportunities.
  - The Division of Head Start and Children Services provides comprehensive developmental services to low-income preschool children (**birth to 5 years old**) and their families. Head Start programs emphasize education, social services, medical, dental, nutritional and counseling services, and parental involvement to enable each child to develop to his/her fullest potential and grow to become productive citizens. For FY 2012-13, Head Start will continue to provide guidance under this program and its other programs that provide services to an estimated 2,200 low-income preschool children and their families throughout Palm Beach County.
  - The Family Self-Sufficiency Program incorporates a comprehensive network of government and non-government agencies, working together to meet the overall needs of the clients’ family. Case Management services will assist low- and moderate-income family members with obtaining various educational, health care, and other health and human services programs that prepare them to mainstream as self-supporting family units.
  - Economic Stability and Self-Sufficiency Services are provided to individuals/families that live independently in the community, but have a need for assistance to enable them to maintain self-sufficiency.
  - The Financially Assisted Agency (FAA) Program provides County Ad-Valorem funding to health and human service programs administered by non-profit agencies or other local government agencies. Currently, the County funds approximately \$13,229,511 million dollars annually to local agencies through a formal RFP process.
- ii. Activities and programs aimed at creating and/or retaining jobs, particularly in areas of the County with the highest rates of poverty, are implemented by DES. These include a Section 108 Loan Program and a CDBG funded Economic Development Program, both of which place emphasis on creating/retaining full time equivalent jobs for individuals. DES is targeting economic development activities that support new or growing business within the County in order to create jobs for individuals, which will have a direct impact on reducing the level of poverty of families in Palm Beach County. Many of these activities are proposed to be located in the Glades region of the County which has the highest concentration of families at or below poverty level. Additional DES activities that promote business development and provide incentives for job creation in order to effectuate change in the number of poverty-level families are: the Job Growth Incentive Program, which is aimed at encouraging the expansion and relocation of businesses to Palm Beach County; the Florida Enterprise Zone Program, which encourages economic revitalization and private investment to create jobs in severely distressed areas, including Belle Glade and South Bay, both

state designated rural areas of critical economic concern; the Urban Job Tax Credit Program, which encourages the creation of job opportunities by providing tax credits to qualifying businesses. DES is partnering with public and private agencies in the development and implementation of a Glades Region Master Plan that will result in the following: provision of core amenities, services and employment in existing and future housing areas; reduced travel distances/costs for residents to serve their daily goods/services needs; and improved economic competitiveness via the provision of a multi modal transportation system allowing for reliable, timely access to employment centers, goods and other basic services. These outcomes will serve to reduce the number poverty-level families through increased job opportunities, improved accessibility to transportation services, and enhanced economic opportunities.

- iii. Workforce Alliance, a private, nonprofit organization that operates three career centers throughout the County, is charged with creating and overseeing a workforce development strategy that is responsive to the needs and concerns of Palm Beach County, potential employers, and job seekers. The organization assists persons of low- to moderate- income, the recently unemployed and other job seekers to learn new or updated skills that will provide a competitive advantage upon entering or re-entering the job market. The organization hosts job fairs to bring together job applicants and potential employers for the purpose of job placement. Workforce Alliance also partners with DES, various public and private entities, and the Glades tri-cities to develop the Glades Region Master Plan to promote employment and economic opportunities in western Palm Beach County communities.
- iv. The housing authorities serving the jurisdiction provide a total of 1,683 housing units from their inventory. In addition, they operate 2,671 Section 8 Vouchers and 266 Family Unification Program Vouchers.
- v. Through the operation of a recently completed homeless resource center, the Senator Philip D. Lewis Center, the County will coordinate with Adopt-A-Family of the Palm Beaches to continue the implementation of a Rapid Re-housing Program, whereby persons and families who are homeless will be provided with rental assistance and other services for up to eighteen (18) months. This program provides stable housing to allow households to focus on securing employment, as well as other long term goals, to give them the opportunity to move out of the cycle of poverty.

Redlands Christian Migrant Association (RCMA) program provides child care services to children of migrant farmworkers in the Glades area. The program reduces poverty and promotes economic self-sufficiency by allowing parents to seek and/or maintain employment while their children are being cared for. During FY 2012-13 a sum of \$9,911 was provided under the CDBG program toward assisting 110 such children in the Glades area.

**e) Develop institutional structure, enhance coordination between public and private agencies**

Palm Beach County, through DES, undertakes essential housing assistance and community development activities in its unincorporated areas and in municipalities which has executed inter-local agreements with the County. Currently, DES has inter-local agreements with thirty (30) municipalities that have agreed to participate in the Urban County Participation Program in order to be eligible to receive CDBG and HOME Program funds from DES. ESGP funds are distributed on a countywide basis to non-profit agencies.

The following paragraphs summarize how DES will carry out its housing, homeless, and community development activities during FY 2012-13.

DES will work with eighteen (18) non-profit agencies to provide public services. Four (4) of these agencies are faith-based organizations. DES will also work with six (6) municipalities and one (1) County department to undertake housing rehabilitation, demolition, and public facilities and infrastructure projects. DES will continue to work with three (3) private for-profits and three (3) non-profits, four (4) CHDOs, various lending institutions and developers for the provision of affordable housing to benefit low- and moderate-income persons and families residing in the County. In addition, DES will coordinate with the State, other County agencies, municipalities, and public housing authorities in providing affordable housing and economic opportunities to County residents. DES will work with twelve (12) non-profit agencies to provide services to the homeless or to persons at risk of becoming homeless. Funds are awarded by DES through NOFA and RFP processes and are secured through agreements between the County and the selected entities. Interdepartmental agreements are prepared between County Departments.

To enhance agency coordination, Palm Beach County also participates in several initiatives that help to develop institutional structure:

- The Countywide Community Revitalization Team (CCRT) was formed to coordinate stabilization/revitalization efforts and activities for designated residential neighborhoods in unincorporated Palm Beach County. Currently under the Office of Community Revitalization (OCR), the team has representation from fifteen (15) County agencies/departments, three (3) State and local agencies, and works with several local neighborhood groups. Using funds from various sources, including CDBG funds, the CCRT has initiated infrastructure improvements such as water, paving and drainage to neighborhood roadways, neighborhood parks, crime reduction, and code violation correction. Similar efforts have been executed by OCR in the Glades region, with the formation of the Glades Technical Advisory Committee (GTAC). The committee's mission is to provide a regional perspective and serve in an advisory role in efforts affecting the lake region communities.
- In an effort to address the need for affordable housing in Palm Beach County, the County established a countywide community land trust, The Community Land Trust of Palm Beach County (CLT of PBC), a non-profit organization created with the objective to provide permanently affordable housing for low and moderate income families. The CLT's primary purpose is to acquire land and housing and make it available in perpetuity as affordable housing.
- To assist with implementation of the HOME Rental Housing Development Program, Palm Beach County will partner with developers and private sector financial institutions to provide

leveraged funding in the form of loans to create permanent rental housing through acquisition, rehabilitation, or new construction. DES will collaborate with non-profit agencies and private financial institutions to manage an Individual Development Account (IDA) program to provide two-to-one matching funds to assist eligible homebuyers accumulate the required cash for down payment on a home. In addition, the County will coordinate with Community Housing Development Organizations (CHDOs) for the development and rehabilitation of multifamily rental housing and existing single family housing for first time homebuyers (FTH). CHDOs assist in the development and securitization of affordable housing for very low and low income individuals and families and act as liaisons between DES and the potential homebuyers, lending institutions, realtors and title companies.

- DES administers the Neighborhood Stabilization Program #1, #2 and #3 and partners with the private sector, County departments, non-profits, public agencies, and municipalities to carry out the various activities under the programs. Under the NSP2 Second Mortgage Loan Assistance Program, realtors play a key role in assisting homebuyers to locate and purchase foreclosed and abandoned homes. Under the NSP2 Rental Redevelopment Loan Program, for-profit developers were selected to construct affordable rental housing on vacant property to meet the housing needs of the very low and low income population within the Urban Redevelopment Area (URA) of Palm Beach County. Under the NSP2 Residential Redevelopment Grant Program, DES has partnered with four (4) recipients to perform six (6) activities to further the development of affordable housing within the URA. The NSP3 program includes coordination with realtors under the First and Second Mortgage Loan Program in six designated areas of greatest need throughout the eastern portion of Palm Beach County, and will specifically coordinate with the Palm Beach County and Pahokee Housing Authorities to rehabilitate and/or develop housing units for very-low and low income individuals and families residing in the designated Glades area of greatest need located in the western portion of Palm Beach County.

The following paragraphs summarize how DES will enhance coordination during FY 2012-13 between public and assisted housing providers and private and governmental health, mental health, and service agencies. Efforts in addressing chronically homeless are also summarized below.

- Palm Beach County has traditionally coordinated with the four public housing authorities within its jurisdiction, as well as assisted housing providers, affordable housing developers and service providers to help them promote activities that will benefit residents at their facilities. Palm Beach County will provide Certifications of Consistency to the public housing authorities as part of their pursuit of Federal or other funding for their housing programs. These certifications will be approved by the County if the proposed programs continue to address priority needs identified in the County's Five Year Consolidated Plan (2010-2015).
- The Homeless Continuum of Care Grant Review Committee was established to maximize the benefits to be derived from the ESG Program and to eliminate duplication and inefficiencies in the delivery of services to the homeless by non-profit agencies. The Committee's primary function is to make funding recommendations to the Board of County Commissioners (BCC) on the County's ESGP allocation from HUD.
- For activities under the CDBG Program that assist the disabled, seniors or special needs populations, the BCC has directed DES to prioritize those activities that will assist affected individuals and families residing in Palm Beach County. DES recently made funding available, via a competitive process, to non-profit agencies to carry out public service activities. Scoring

preference was given to those agencies whose activities include provisions for the disabled, seniors or special needs populations. Four agencies were awarded additional points for meeting the current BCC priority objectives.

- The Homeless Coalition of Palm Beach County was created to bring together all providers of Homeless Services (private and public) in a common forum, serving as a catalyst for community collaboration to prevent and end homelessness. DES continues to coordinate with the Homeless Coalition to assist the homeless population within Palm Beach County.
- The Homeless and Housing Alliance (HHA) of Palm Beach County was created to bring all segments of the public community together to address the needs of the homeless. Under this umbrella, the County's Continuum of Care (CoC) identifies and responds to the priority needs of the County's homeless population. The CoC coordinates the Collaborative application for Supportive Housing Programs fund from HUD.
- In 2007, Palm Beach County established the Homeless Advisory Board (HAB) to develop a Ten-Year Plan to End Homelessness, as conceived by HUD. The Ten-Year Plan was adopted by the BCC on September 23, 2008. The HAB is tasked by the County to lead a collaborative planning process to design, execute, and evaluate programs, policies, and practices to prevent and end homelessness in the County. DES is a participatory member of the HAB and its Housing Committee.
- Funding was made available through CDBG and NSPI for the acquisition and rehabilitation of the County's first homeless resource center, a 60 bed facility that will serve as a central point of access and render supportive services such as case management, counseling, meal delivery, limited medical treatment, life skills training, job placement, interim housing and permanent housing placement to homeless clients.
- Palm Beach County cooperates with the State of Florida in the development of its plans and strategies. Per Executive Order 12372, the Florida State Clearinghouse, under the Department of Environmental Protection, administers the intergovernmental coordination and review process of certain state and federal activities within the State of Florida which involves federal financial assistance. The County submits its Consolidated Plan, Action Plan and any amendments to the Plans to the State for distribution and review by appropriate state agencies and Water Management Districts. The County also submits its documents to the Treasure Coast Regional Planning Council for approval and comments.
- DES will administer a CDBG funded Economic Development Program, whereby a percentage of DES's annual CDBG entitlement is set-aside for CDBG-eligible economic development activities with an emphasis on creating/retaining full time equivalent jobs for low and moderate-income individuals residing in the County. DES manages the County's Section 108 Loan Program, which is intended for job creation, community revitalization, and enhancement of quality of life for County residents. DES identifies suitable ventures for Section 108 loan funding that meet both HUD and County required financial viability criteria and submits applications to HUD on an individual basis. Funding received by DES from the Sustainable Communities Regional Planning and Community Challenge competitive grant program will provide for the creation of a Glades Region Master Plan and DES will partner with four County departments, Workforce Alliance non-profit career center, a regional planning council, and citizens and stakeholders of the Glades tri-area cities. DES coordinates

with (5) five area municipalities for the provision of the Florida Enterprise Zone Program, which provides tax incentives to businesses located in designated areas targeted for economic revitalization to encourage private investment and increase employment opportunities for the area's residents. Under the Urban Job Tax Credit Program, DES partners with (5) five municipalities to carry out activities to encourage the creation of job opportunities and economic expansion via the provision of tax credits to businesses meeting established criteria within the designated areas.

## **2. Actions to Coordinate Housing Strategy with Transportation Planning Strategies**

The Transportation Plan Element of Palm Beach County's Comprehensive Plan includes as some of its policies, how housing and transportation strategies will be coordinated to ensure, to the maximum extent practicable, that residents of affordable housing have access to public transportation. This objective is also reinforced by Palm Tran, the provider of public bus transportation in Palm Beach County, in its Palm Beach County Transit Development Plan- FY 2007-16. The following are some of the strategies alluded to:

The Transportation Element of Palm Beach County's Comprehensive Plan plays a vital role in the development and implementation of the other Comprehensive Plan elements, among them the Housing Element. The inherent relationship between the use of land and the need for access makes the transportation system one of the primary determinants of future growth and development in Palm Beach County.

In general, Palm Beach County will issue a development order based upon assured construction, provided the issuance of building permits is phased to roadway construction either by a condition of the approval or a developer's agreement. Building permits will not be issued until the construction of the roadway project begins. This is true for every development including residential. One of the policies in the Transportation Element of the Comprehensive Plan states that "Palm Beach County shall fund capital and operating costs for the provision of county bus service along SR 7 Transit Oriented Corridor, at a level commensurate with, or exceeding, the County-wide ridership level standards adopted by Palm Tran for the Palm Beach County bus system on a system-wide basis. The County shall fund additional county bus service to the SR 7 Transit Oriented Corridor at such time that the demand for bus service along the corridor warrants the additional service. Calculation of demand warranting additional service shall be made on at least an annual basis. Additional service shall be considered warranted when actual service demand exceeds seated capacity and the number of standees is more than 25% of the seats on a standard 40 foot bus for at least 3 hours during an average weekday." State Road 7 lies in close proximity to the area of the County which experienced the largest boom in new housing construction up to three years ago and although the unit type were largely for middle income or higher residents, a significant portion were affordable homes.

Also, in order to further other important State, regional, and local goals, policies, and objectives relating to: urban infill (providing 24 hour livable cities and deterring urban sprawl); development of residential land uses in eastern Palm Beach County; annexation; and, community redevelopment, the transportation element allowed for the non-implementation of the authority given the County by Section 1.3 of the Palm Beach County Charter for residential land uses within the incorporated areas east of I-95, north of the Broward County line, west of the Atlantic Ocean (excluding the barrier island and coastal high-hazard areas), and south and east of a boundary from I-95 along PGA Boulevard to

Prosperity Farms Road, then north to the western prolongation of the northern boundary of Juno Isles, then east to a point six hundred feet (600') west of U.S. 1, then north to the northern boundary of Juno Beach, then east to the Atlantic Ocean; and the incorporated areas bounded on the south by the north boundary of the Jupiter Hospital, and its eastern and western prolongation between the Atlantic Ocean and Military Trail; bounded on the west by Military Trail and its northern prolongation to the North Fork of the Loxahatchee River, then meandering northwest along the northeast shore of the North Fork of the Loxahatchee River to the Martin County Line; bounded on the north by the Martin County Line; and bounded on the east by the Atlantic Ocean, excluding the barrier island and coastal high-hazard areas. This non-implementation area shall allow residential development in incorporated areas to receive a development order notwithstanding the Level of Service Standards of the Transportation Element of the Comprehensive Plan.

The Transportation Element also adopted as a policy, special methodologies which are outlined in the Traffic Performance Standards affordable housing provision within the ULDC. These methodologies are intended to encourage and facilitate the development and geographic dispersal of very low, low moderate and middle income housing throughout the County and to ensure that adequate transportation systems are available to complement these developments. Three types of housing developments (projects) may qualify for the special methodologies, viz, mixed housing, workforce housing and affordable housing.

- **Mixed Housing-** Mixed housing projects which include both market rate and affordable units and promote a balance of housing opportunities, need not meet the level of service standards of the transportation element if the project traffic is less than or equal to three percent (3 %) of the peak season, peak hour Level of Service D Standard on any Link.
  - **Workforce Housing and Affordable Housing Programs-** The mandatory Workforce Housing Program and the Affordable Housing Program are established in the Housing Element of the Comprehensive Plan. As a result the following Traffic Performance Standards affordable provisions are available only for County unincorporated developments that meet the Workforce Housing Program and/or the Affordable Housing Program criteria. Special methodologies are also established consistent with this policy in the Traffic Performance Standards affordable housing provision within the ULDC to encourage and facilitate the development and geographic dispersal of very low, low, moderate and middle income housing within the unincorporated County.
- 3. Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

The Department of Economic Sustainability (DES) implements subrecipient monitoring standards and other appropriate procedures through Policies and Procedures Memorandum (PPM) Number HC-0-101. Adhering to this PPM should ensure that all federally funded programs administered by DES comply with HUD and other Federal, State, and County regulations. A summary of those policies and procedures is described below.

DES section managers are responsible for monitoring those agreements that are administered by their section. The Strategic Planning Section is responsible for all Community Development Block Grant

(CDBG) funded activities related to public services, as well as Emergency Solutions Grant (ESG) activities and Disaster Recovery Initiative (DRI) activities. The Business and Housing Investments (BHI) Section is responsible for monitoring all entities funded under BHI Programs, such as Community Housing Development Organizations (CHDOs), recipients of competitive funding under the HOME, NSP and State funded programs. The Capital Infrastructure Real Estate and Inspection Services (CIREIS) Section is responsible for monitoring construction, land acquisition, real property acquisition, installation, and demolition activities. With the receipt of funding by the County from the Housing and Economic Recovery Act (HERA) and the American Recovery and Reinvestment Act of 2009 (ARRA), the department's monitoring responsibilities now include the Neighborhood Stabilization Program 1, Neighborhood Stabilization Program 2, Neighborhood Stabilization Program 3, Homeless Prevention and Rapid Re-housing Program (HPRP), and the Community Development Block Grant Recovery Program (CDBG-R). Each section that manages the implementation of a particular activity is responsible for the subsequent monitoring of that activity under the program in which it is funded. DES has currently developed program-specific handbooks to monitor achievements under the DRI and NSP programs.

Note that in summarizing these monitoring procedures, the term *agencies* refers to all recipients of federal funds from programs administered by DES (local governments, non-profit agencies, for-profit agencies and public agencies). Additionally, those individuals receiving assistance to purchase and rehabilitate homes are also monitored to determine compliance with mortgage terms.

#### Orientation:

With respect to the CDBG, ESG, and HOME CHDO Programs, DES's Strategic Planning Section organizes an orientation workshop annually for all agencies to attend at the beginning of each fiscal year. It is designed to outline programmatic, fiscal, and reporting requirements and provide clear and specific instructions on completing required reports and invoices. In addition, it assists in clarifying key provisions of the agreement and conveys the importance of and purpose of compliance with the terms of the agreement.

As a follow up activity, individual DES sections may hold additional workshops tailored to specific program issues at their discretion or at the agencies' request. Examples may include the Strategic Planning Section providing technical assistance to agencies to explain how to correctly complete required reports; the CIREIS Section holding workshops to explain Davis-Bacon Section 3 requirements on preparation of rehabilitation/demolition files; or the BHI Section conducting workshops to explain affirmatively furthering fair housing. In addition, all sections will provide technical assistance as needed to individual agencies.

#### Reporting:

Agencies must submit reports to DES as outlined in their agreements. These reports are initially submitted to the DES Director, who forwards the reports to the appropriate section for review. If the administering section identifies deficient or untimely progress reports, the agency is advised of the inadequacy and corrective actions are recommended. If an agency continues to be noncompliant, DES will apply appropriate sanctions based on the terms of the agreement. According to the agreements with the agencies, DES can require an agency to submit additional information in order for DES to complete reports that are requested by HUD.

#### Invoicing:

DES staff reviews and processes all invoices and reimbursement requests to ensure that all invoices and

reimbursement requests: a) cover an allowable expense under the designated programs, and b) are submitted in compliance with the requirements of Palm Beach County and HUD. Strategic Planning, CIREIS, and BHI staff review invoices for programmatic compliance for the agreements for which they are responsible and submit the invoices to DES's Fiscal Section for secondary review and processing. Upon completion of this review, the Fiscal Section forwards the invoices/reimbursement requests to DES's Director for final department approval and signature. The invoices are then forwarded to the County Finance Department for final review and payment. Upon approval, the County Finance Department issues the check and mails it directly to the agency.

DES staff may request additional information and/or documentation from the agency by telephone or in writing if the documentation provided is deemed insufficient or incomplete. Ineligible items are deducted from the final payment and any invoices may be returned to the agency for corrections and resubmission if staff believes the submitted documentation is largely ineligible. All action taken is thoroughly documented.

For CDBG funded public service activities and ESG funded activities, the DES Director may approve budget amendments to reallocate not more than 10% of the existing total budget amount on a cumulative basis among budget line items and to create new line items provided that the creation of new budget line items does not materially change the intent of the agreement or exceed 10% of the original contract amount on a cumulative basis. Time extensions for agreements can be approved by the County Administrator, however this authority only applies to the first request for an extension and is limited to granting extensions not exceeding twelve (12) months. The DES Director forwards a request for the agreement's time extension to the County Administrator outlining the need for the extension as well as the agency's request for the extension. Any subsequent amendments to agreements require approval by The Board of County Commissioners (BCC). Except under extraordinary circumstances, agencies are allowed only one contract amendment per fiscal year.

#### On Site Monitoring:

Responsibilities for all on-site monitoring are described below. Additional visits or special monitoring tasks may be undertaken, if required, as determined by the appropriate staff.

#### CDBG Public Service Activities:

Strategic Planning and Fiscal staff are responsible for performing on-site monitoring visits annually to agencies that undertake public service activities. Each year the Strategic Planning staff makes a determination as to which agencies are to be monitored and conducts site visits to evaluate programmatic and fiscal compliance. Additional assessments of each activity are evaluated through the examination of narrative reports and direct benefit activity reports. A risk assessment methodology may be used to focus on-site monitoring to agencies that need it, but in the absence of implementing a risk methodology all agencies will be monitored.

#### CDBG-R Activities:

The Strategic Planning section in conjunction with the Fiscal section is responsible for monitoring two activities funded under the CDBG-R Program. The Urban League of Palm Beach County uses a portion of funding under the CDBG-R program to provide a Foreclosure Mitigation Counseling Program to families at-risk of losing their homes by offering counseling services and engaging in negotiations on behalf of clients in loan modification, special forbearances, refinancing proceedings, among other services. The second activity was administered formerly by Palm Beach County Economic Development Office, and currently by BHI, utilizes funds toward creating or retaining jobs and

generating the maximum economic benefit for low- and moderate-income persons. Those activities include assisting businesses through sourcing of financing to be used for working capital and business expansion; development of business plans; assistance in sourcing employees; and providing technical assistance to ensure effective marketing and financial recordkeeping. Program funding will cease September 2012 but, pursuant to CDBG regulations, DES will continue to monitor for program compliance and fiscal requirements.

ESG Activities:

Strategic Planning and Fiscal staff are responsible for performing on-site monitoring visits to agencies that undertake activities funded with ESG dollars. Each year the Strategic Planning staff will determine which agencies are to be monitored and establish a time frame for the monitoring to be completed. A risk assessment methodology may be used to focus on-site monitoring to agencies that need it, but in the absence of implementing a risk methodology all agencies will be monitored.

Disaster Recovery Initiative (DRI) Activities:

DES is responsible for monitoring DRI activities and ensuring that funds are used in accordance with all applicable program criteria and requirements. Monitoring of these activities is the joint responsibility of Strategic Planning, CIREIS and Fiscal Sections. Subrecipients are monitored to assure compliance with applicable Federal requirements and achievement of projected performance goals.

CDBG Economic Development Activities:

DES conducts monitoring of economic development activities funded under the CDBG Economic Development Program and Section 108 Program. These activities all have job creation responsibilities and DES is responsible for monitoring the job requirements for all activities. Strategic Planning is responsible for monitoring CDBG funded activities and BHI for Section 108 funded activities. DES annually monitors assisted businesses to verify job creation by documentation review, conducting site visits, evaluating employees' records and/or reviewing payroll documentation. DES monitors to ensure that 51% of all jobs created are low- to moderate- income and within the County's entitlement area.

HOME CHDOs:

The BHI staff is responsible for all on-site monitoring of all HOME CHDO activities and projects to ensure compliance with HOME Program requirements and the terms of their agreement.

Recipients of HOME Competitive Funding:

The BHI staff is responsible for all on-site monitoring of all HOME activities and projects.

Recipients of HOME First Mortgage and/or Second Mortgage Assistance:

The BHI staff is responsible for all on-site monitoring of all HOME activities and projects and conducts annual recertification by recipients to ensure compliance with the mortgage terms and affordability period.

Neighborhood Stabilization Program 1 (NSP1) Activities:

Activities funded under the NSP1 Program include first and second mortgage loans to qualifying households administered directly by the County; the purchase, rehabilitation and sale of abandoned and foreclosed homes; acquisition and redevelopment of a vacant public facility to be utilized as a homeless resource center; and general administrative and planning costs. The first and second mortgage loan program is administered directly by DES with BHI having direct responsibility for its management and implementation. DES's Strategic Planning Section and the CIREIS Section administer the residential

redevelopment program. DES is responsible for ensuring that all program participants are income eligible and that all housing units remain affordable for a period of specified years. DES staff will monitor client files to certify participants' income and the County will reinforce the affordability requirement through deed restrictions and the annual monitoring of organizations that have contracted with Palm Beach County to provide NSP1 activities.

Neighborhood Stabilization Program 2 (NSP2) Activities:

Activities that are to be funded under the NSP2 program include a: first and second mortgage loan program; residential redevelopment program; neighborhood redevelopment program; and general administration and planning costs. The first and second mortgage loan program and residential redevelopment programs are administered by DES and the neighborhood redevelopment program is administered by DES in conjunction with The Community Land Trust of Palm Beach County, Inc. DES staff will monitor client files to certify participants' income and the County will reinforce the affordability requirement through deed restrictions and the annual monitoring of organizations that have contracted with Palm Beach County to provide NSP2 activities.

Neighborhood Stabilization Program 3 (NSP3) Activities:

Activities that are to be funded under the NSP3 program include a first and second mortgage loan program to be administered and maintained by BHI; and funding allocations to two local Housing Authorities to purchase and rehabilitate, if necessary, foreclosed residential homes to be rented to very low- income families. DES will certify participants' income and monitor households for the period of affordability to ensure compliance. The affordability requirement will be reinforced through deed restrictions and monitoring on an annual basis those organizations that have agreements with Palm Beach County to provide NSP3 funded activities.

Homeless Prevention and Rapid Re-Housing Program (HPRP) Activities:

The County's Community Services Department leads the administration of the Homeless Prevention and Rapid Re-Housing Program (HPRP) funds. The Community Services Department prepares sub-grantee agreements between the County and selected service providers. All sub-grantees are required to submit monthly reports confirming the number of persons assisted, amount of funds expended, type of service offered and any difficulties encountered in implementing the program. During the first year of the program, the Community Services Department monitored the sub-grantees within the first three months of implementation to comprehensively review client files and monitor records. Additionally, Community Services conducts monthly desk audits to ensure accuracy of reimbursement requests and programmatic compliance. DES, in turn, will monitor the Department of Community Services to ensure that all HPRP activities comply with all regulations and to accurately track expenditures.

Construction-Related Activities:

The CIREIS Section staff will be responsible for monitoring agencies for procurement procedures, Section 3, and compliance with all labor regulations. They will observe construction activities as to their general nature and progress, although the project consultant will monitor projects to ensure that work is performed to all specifications. Fiscal staff will be responsible for monitoring agencies' record-keeping and fiscal management, as it applies to the activity, every three (3) years for municipalities and during the term of the agreement for other agencies. CIREIS staff is also responsible for complying with all Uniform Relocation Act (URA) requirements, asbestos and lead-based paint requirements.

Facility Use:

The CIREIS Section staff will maintain a list of facilities and the time period to be monitored. Strategic Planning staff will be responsible for monitoring to ensure that public facilities are used for the purpose stated in the agreement. BHI staff will be responsible for verifying the period of affordability of housing units assisted with HOME funds. For homes rehabilitated with CDBG funds, Fiscal staff will be responsible for mortgage payment processing, satisfactions, and monitoring that the homes are maintained as the beneficiaries' primary residence.

The results of all monitoring efforts shall be documented. For CDBG public service activities, ESG activities, and HOME CHDOs, agencies have two (2) weeks from the date of the monitoring visit to provide documentation that was requested by DES staff. DES staff will forward a monitoring report to the agency within fifteen (15) working days of receipt of the requested documentation or of the established deadline. The monitoring report will include a brief description of the agency and its services, an outline of the scope of the monitoring visit (e.g. dates, persons in attendance, topics discussed), a description of any findings, concerns, or observations noted by staff and any corrective action required and a time frame for the agency to respond. Staff will review the corrective action plan the agency submits and will notify the agency in writing, when all findings and/or concerns have been addressed and are deemed satisfied.

## **PROGRAM SPECIFIC REQUIREMENTS**

CDBG 91.220(i)(1)

### **Program Income Expected to be Received.**

Palm Beach County expects to receive gross program income of \$25,000 during FY 2012-2013. Funds are expected to be earned from repayment of loans/conditional grants primarily associated with the sale of housing units which were previously rehabilitated with CDBG funds provided under the Countywide Housing Rehabilitation program. Palm Beach County does not use CDBG funds to operate a revolving loan fund and neither does it undertake float-funded activities. As a result no program income is expected to be earned from these sources.

### **Program Income Received in FY 2011-2012 not included in a Plan.**

Palm Beach County did not receive any program income during the year which was not included in the plan for that year.

### **Proceeds from Section 108 Loan Guarantees to be Used to Address the Priority Needs and Specific Objectives Identified in its Strategic Plan.**

Palm Beach County currently has four (4) Section 108 Loans with HUD for a total loan authority of \$30,424,000. These funds have not been used to fund loan guarantees.

### **Grant Funds Returned to the Line of Credit for which the Planned Use has not been Included in a Prior Statement or Plan.**

Palm Beach County has not returned any funds to the Line of Credit.

### **Income From Float-Funded Activities.**

Palm Beach County DES is reviewing Float Loans as a financing tool and a subset of the Section 108 Loan Program to provide short-term, interest-only financing for projects that promote economic and community development in Palm Beach County. If approved by the Board of County Commissioners, DES will leverage the existing CDBG funding allocations, secured by an irrevocable letter of credit from an A rated financial institution, to other viable businesses within the County. These short-term loans are not to exceed 30 months and may be used for equipment/machinery, property acquisition, construction or renovation, tenant improvements, working capital and infrastructure. The project activities must meet the program eligibility requirements of the CDBG program [24 CFR570.301]. There is no income arising from this source as of yet.

### **Urgent Need Activities**

Palm Beach County does not plan to undertake any urgent need CDBG activities in FY 2012-2013, therefore none were certified by the jurisdiction.

### **Estimated Amount of CDBG Funds to be Used for Activities that Benefit Persons of Low- and Moderate Income.**

From its total FY 2012-2013 CDBG entitlement of \$5,393,765, Palm Beach County plans to expend \$4,159,389 (94.2% of applicable funds) on activities that benefits low- and moderate-income persons.

## **PROGRAM SPECIFIC REQUIREMENTS**

### HOME Investment Partnership Program 91.220(1)(2)

#### **Description of other forms of investment not described in § 92.205(b).**

Palm Beach County will not utilize its HOME funds to undertake any activity not described at 24 CFR part 92.205(b)-Forms of Assistance. Palm Beach County will employ several strategies to aid in mitigating the further decline in affordable housing. The predominant uses of HOME funds will be as follows: implementation of a rental housing developer loan program to assist in the creation of rental housing units; development of an individual development account (IDA) program; and funding awarded to certified Community Housing Development Organizations (CHDOs) for development and rehabilitation of multi-family rental housing and single-family housing. Funding will also be awarded to certified CHDOs to fund a portion of their administrative costs.

#### **Palm Beach County Resale Provision**

HOME funds will be used to facilitate the undertaking of homebuyer activities as such, pursuant to 24 CFR 92.254(a)(4) the following Recapture Provision will be implemented to ensure affordability of the units:

Principle Residence: Any home acquired under the HOME First-Time Homebuyers Program or lease with option to buy utilizing HOME or HOME-match funds, must be used as the principal residence of the homebuyer. Upon the sale, transfer, conveyance or alienation of any part or all of the property within fifteen (15) years (20 years for new construction) of the date of the note or expiration of the full term of the first Mortgage loan, whichever date is earlier, full repayment of the principal sum plus accrued interest, if any, plus any advancements made pursuant to the terms of the Mortgage, shall become immediately due and payable. The affordability period commences on the date HOME funds are invested.

Refinance: Mortgage subordinations are granted at the discretion of Palm Beach County. Mortgage subordinations will only be granted in cases where the homeowner is seeking new financing to: lower the term of the first mortgage; lower the interest rate of the first mortgage; or make improvements to the HOME or HOME-match assisted property. Should the homeowner refinance for any reason other than previously mentioned, the full amount of the subsidy provided shall become due a payable in full.

#### **HOME Tenant Based Rental Assistance Program**

Palm Beach County does not plan to use HOME funds to finance the implementation of a Tenant Based Rental Assistance Program.

#### **Affirmative Marketing Policy and Procedure**

In furtherance of Palm Beach County's commitment to non-discrimination and equal opportunity in housing, and to fulfill the requirements of the HOME program to undertake outreach which are targeted at low and very-low income persons, particularly residents and tenants of public housing and manufactured housing, the County's Department of DES has established policies and procedures to affirmatively market housing units produced under these programs. The

objectives of these affirmative marketing policies and procedures are in accordance with 24 CFR 92.351 of the HOME regulations and Section 3 of the Housing Development Act of 1968, as amended (12 U.S.C. 1701 U), and is applicable to other Federal, State and local regulations.

In order to carry out the policies and procedures of DES's Affirmative Marketing Program, all non-profits, for-profits, municipalities and individual owner-investor sub-recipients of the above-mentioned programs must comply with the following:

- The Equal Opportunity logo or slogan must be used by owners in advertising vacant units, and on solicitations for Owner Proposal Notices.
- Lenders, non-profit housing developers, and other program sub-recipients are requested to solicit applications from persons in the housing market area who are not likely to apply to housing without special outreach. Owners and agencies can satisfy this requirement by posting a notice of vacancies or housing opportunities in locations, including, but not limited to, the following:
  - Mobile Home Communities
  - Churches and other related organizations;
  - Community organizations;
  - Fair housing groups;
  - Housing counseling agencies;
  - Agencies for the disabled;
  - Employment centers;
  - Local Public Housing Authorities (PHAs) or other similar agencies.
- Program participants must also utilize, as far as possible, all commercial media in informing all potentially eligible homebuyers in the market. The use of community, minority and other special interest publications likely to be read by persons needing special outreach, is also highly recommended.
- All program participants are required to adequately inform and train their staff on the objectives of affirmative marketing and ensure that their staff takes every step to ensure compliance. The above-mentioned policies and procedures must be provided in written form to each staff member.
- Lenders, non-profit housing developers, and other program sub-recipients will be required to keep records describing actions taken to affirmatively market units in the rehabilitation program. Palm Beach County DES will keep records of their efforts to affirmatively market units and will require rental owners to provide each jurisdiction with its records. Investors/owners are required to provide a copy of advertisements, minutes of meetings, income documentation, and census tract information, as applicable.
- Affirmative marketing records of the sub-recipients in the program will be monitored on-site annually, and a report will be compiled to assess their efforts in adhering to the requirements. These records will include, but not be limited to: copies of brochures, news clippings, press releases, sign-in logs from community meetings, and any letters of inquiry written to, or from, prospective clients. The participants will be informed of their responsibility to adhere to the said requirements.

- Participants are required to submit monthly or quarterly reports using measures such as number of housing units provided, and number of families assisted. These reports will identify racial/ethnic/gender classifications. These measures will be used to determine the success of the program.

Meetings will be held, as required, with selected sub-recipients, to ensure the smooth implementation of these and other program requirements.

The County will assess the affirmative marketing program to determine the success of affirmative marketing actions (such as advertisements, etc.), and address the potential necessity for corrective actions, making distinctions between failures based upon marketing/targeting problems, those based on systemic (program eligibility) factors, or lack of interest. Affirmative marketing success will be tracked through the various program applications by notations of racial/ethnic/gender distinctions on program documents. The Department recognizes that the volume of response from racial/ethnic/gender groups may not be an indication of affirmative marketing efforts and, therefore, it will make periodic adjustments in its affirmative marketing techniques, with consultation from specialized equal housing opportunity, fair housing and racial and gender-based minority groups.

**Minority Outreach Program**

In the procurement of supplies, equipment, construction, or services funded with HOME funds, the county requires that subrecipients/contractors make a positive effort to utilize small business and minority/women-owned business enterprises of supplies and services, and provide these sources the maximum feasible opportunity to compete for contracts to be performed pursuant to this Agreement. To the maximum extent feasible these small business and minority/women-owned business enterprises shall be located in or owned by residents of the CDBG areas designated by Palm Beach County in the CDBG Annual Consolidated Plan approved by U.S. HUD.

In order to comply with Executive Order 11246, Palm Beach County deliberately notifies the Offerors or Bidders of the “Equal Opportunity Clause” and the “Standard Federal Equal Employment Specification,” and the goals and timetables for minority and female participation, expressed in percentage terms for the Contractor’s aggregate workforce in each trade on all construction work in the covered area. The goals alluded to are shown on the table below.

Timetable	Goal for Minority Participation in each Trade	Goals for Female Participation in each Trade
	22.4%	6.9%
Area Covered	Palm Beach County	All trades for the life of the project

The goals are applicable to all the Contractor’s construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and non-federally involved construction.

The Contractor’s compliance with the Executive Order and the regulations in 41 CFR Part 60-4

shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR-60-4.3(a), and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

The Contractor shall provide written notifications to the Director of the Office of Federal Contract Compliance Programs within 10 working days of award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address and telephone number of the subcontractor; employer identification number of the subcontractor; estimated dollar amount of the subcontract; estimated starting and completion dates of the subcontract is to be performed.

### **HOME Program Description**

The HOME Program was created by the 1990 Cranston-Gonzalez National Affordable Housing Act. The purpose of this program is to allocate funds to eligible participating jurisdictions (PJs) to strengthen public/private partnerships for the provision of affordable housing opportunities for low and very low income households.

Palm Beach County FY 2012-2013 HOME entitlement amount is \$1,590,204. The Federal regulations which govern the implementation of the HOME Program require that only a maximum of 10% of HOME Program allocation may be spent on program administration and planning activities; at least 15% of the funds must be spent on CHDO administered activities; and 5% of the funds may be awarded to CHDO to cover their administrative costs. The HOME Program regulations requires each participating jurisdiction to contribute, as matching contribution, not less than 25% of the funds drawn from its HOME Investment Trust Fund Treasury account for certain activities. During FY 2012-2013, the required match of \$397,551 will be provided from the State Housing Initiatives Partnership (SHIP) Program FY 2012-2013 funding allocation. The specific amounts which will be set-aside by Palm Beach County to fund eligible costs under the HOME Program are outlined below:

- *DES Program Administration and Planning*: \$159,020.40 representing 10% of the total allocation of \$1,590,204;
- *Allocation to Community Housing Development Organizations (CHDOs) to administer HOME Program Activities*: \$238,530.60 representing 15% of the anticipated overall HOME Program allocation. Funding will be used for the development and rehabilitation of multifamily rental housing and existing single family housing for first time homebuyers (FTH). Funding may be provided as down-payment, rehabilitation, closing costs, and/or gap financing;
- *CHDO Operating Expenses*: \$79,510.20 representing 5% of the anticipated overall HOME Program allocation;
- *Individual Development Account (IDA)*: \$113,142.80 for IDA savings accounts which provide a way to accumulate the necessary cash to meet, among other things, a down-

payment for a home. HOME Program funds may be used as a source of matching funds to an IDA when the objective is purchasing a home and the account holder is income eligible i.e. at or below 80% of area median income;

- *Developer Rental Program:* \$1,000,000 for loan assistance to create permanent rental housing through the construction of new housing on vacant property, demolition of existing vacant buildings, construction of new rental housing, rehabilitation of existing residential property, and acquisition of the aforementioned properties.

The Table below shows that approximately thirty-one (31) households will benefit from the FTH programs that are slated for implementation under the HOME Program and a minimum of five (5) affordable housing units will be created by HOME Program loan assistance funding to developers.

Activity	Funding	# of Units
Program Administration and Planning	\$159,020.40	n/a
CHDO Operating Expenses	\$79,510.20	n/a
CHDO Administered Program	\$238,530.60	3
Individual Development Account (IDA)	\$113,142.80	28 (Based upon a 2 – 1 match at \$4,000 per unit)
Developer Rental Program	\$1,000,000	Developer (multifamily, single family) Minimum of five units
<b>Total</b>	<b>\$1,590,204</b>	<b>36</b>

#### Matching Contributions

This required 25% minimum contribution is required only for certain activities. For Palm Beach County, during FY 2012-13, the required match will be at least \$397,551 and will be applicable to the following programs: CHDO Administered Programs, the Individual Development Account Program, and the Developer Rental Program. It is proposed to provide this match from program income which is still being earned under the SHIP Program.

#### Proposed HOME Projects

The projects proposed for funding under the HOME Program are described in more detail on Table 3C which is included in this Plan under “Description of Activities.”

#### HOME Priority Needs and Objectives

Programs to be sponsored by the HOME Program will address to varying degrees, specific priorities recognized in the Five Year Plan for FY 2010-2015. The table below illustrates the correlation between the HOME Program and these priorities.

HOME Program	Activity Type	Priorities Addressed
CHDO Administered Activities	Rehabilitation of existing single family housing or new construction of single-family housing for first time homebuyers (FTH); direct homeownership assistance (i.e., down-payment and gap financing) to FTH.	Potential Homeowners: High, Medium
Individual Development Account (IDA)	Provision of funding as a source of matching funds to an IDA when the objective is purchasing a home.	Potential Homeowners: High, Medium

**PROGRAM SPECIFIC REQUIREMENTS**  
HOPWA 91.220(1)(3)

Palm Beach County does not receive HOPWA funds, but the City of West Palm Beach receives and administers HOPWA on behalf of the entire County geographic area.

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**CERTIFICATIONS**

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**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.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**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.

*Shelley Vana*      JUL 10 2012  
 Signature/Authorized Official      Date  
 R2012\*0943

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



Shelley Vana, Chair  
 \_\_\_\_\_  
 Title

APPROVED AS TO FORM  
 AND LEGAL SUFFICIENCY  
*[Signature]*  
 COUNTY ATTORNEY

## Specific CDBG Certifications

The Entitlement Community certifies that:

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

**Community Development Plan** -- Its consolidated 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 2011-12, FY 2013-14, & FY 2014-15 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

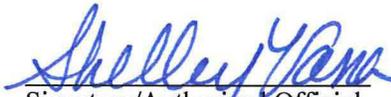
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**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;

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

R2012,0943

  
Signature/Authorized Official

JUL 10 2012  
Date

Shelley Vana, Chair

\_\_\_\_\_  
Title

Sharon R. Bock, Clerk & Comptroller  
Palm Beach County

By   
Deputy Clerk



APPROVED AS TO FORM  
AND SUFFICIENCY

  
COUNTY ATTORNEY

The Emergency Solutions Grants Program Recipient certifies that:

**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.

R 2012 09 44

Shelley Vana  
Signature/Authorized Official

JUL 10 2012  
Date

Shelley Vana, Chair  
Title

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



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
[Signature]  
COUNTY ATTORNEY

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**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;

R2012,0945

Shelley Vana JUL 10 2012  
Signature/Authorized Official Date

Shelley Vana, Chair

\_\_\_\_\_  
Title

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



APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
[Signature]  
COUNTY ATTORNEY

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### 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.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Palm Beach County

---

Department of Economic Sustainability

---

100 Australian Avenue, Suite 500

---

West Palm Beach, FL 33426

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Check \_\_\_ if there are workplaces on file that are not identified here.

This information with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

## **APPENDIX I: CDBG LOCAL ENTITLEMENT METHODOLOGY**

Palm Beach County must submit yearly to the U.S. Department of Housing and Urban Development (HUD) the Action Plan (AP), which includes, among other things, the County's Community Development Block Grant Program (CDBG) application. This application lists and describes the proposed activities with their recommended level of funding.

HUD published the FY 2012 – 2013 allocations for Palm Beach County in February 2012. Palm Beach County FY 2012 – 2013 CDBG allocation is \$5,393,765 which represents a reduction of 12.1% from FY 2011-2012.

To arrive at its funding recommendations for the CDBG program, a Local Entitlement Methodology is utilized to ensure a fair distribution of available CDBG funds among participating jurisdictions and other agencies requesting CDBG funds. Under this methodology, funds are set aside to address DES's On-going Housing Rehabilitation Program, DES's Demolition & Clearance Program, Public Service Activities, Project Implementation Costs, Program Administration Costs, the Economic Development Program, and Contingency. Remaining funds are distributed among the qualifying municipalities and the County share.

During FY 2012-2013, the CDBG funding methodology underwent some changes due to various factors such as a decrease in funding, local budgetary constraints, and re-assessment of priorities. These factors resulted in staff seeking BCC direction on allocation of funding for the following four strategies within the CDBG program: a) Economic Development activities; b) Area of Hope Funding for the Glades Tri Cities; c) Public Service Agencies; and d) Non-Entitlement Communities. The last two strategies underwent some revisions.

Per the CDBG regulations, no more than 15% of the CDBG grant can be used to fund public service activities. For FY 2012-2013 this represents a total of \$809,064. At its meeting held on January 17, 2012, the BCC directed that 75% of this eligible public service allocation was to be used to directly fund the Senator Philip D. Lewis Center to provide services to the homeless and that the remaining 25% or \$202,266 be awarded, via an RFP process, to non-profit agencies to carry out public service activities. The BCC prioritized special needs, disabled, and senior services, and recognized fair housing as being a HUD requirement. The RFP to make available the \$202,266 was published on March 12 and 15, 2012.

With respect to the last strategy – Non-Entitlement Communities- the BCC directed staff to allow those municipalities without target areas and therefore do not receive an annual entitlement, and municipalities with an entitlement of less than \$10,000, to submit projects for funding from the share of CDBG funds that accrues to the unincorporated area of the County.

Similar to FY 2011-2012, non-profit and public agencies were not eligible to apply for CDBG funding for capital improvement projects during FY 2012-2013.

Implementation of the methodology considers the following:

- CDBG allocations vary annually. Palm Beach County's CDBG allocation for FY 2012 – 2013 is \$5,393,765.

- CDBG program income for FY 2012-2013 is projected to be \$25,000 and will be applied to the Countywide Housing Rehabilitation Program.
- Proportionate shares (contribution percentages) are provided by HUD.
- The level of funding for DES's Countywide Housing Rehabilitation and Demolition/Clearance Programs is based on targeted goals and objectives of the Department of Economic Sustainability.
- Funds for DES's On-Going Housing and Demolition/Clearance Programs are to benefit participating municipalities as well as the unincorporated areas of Palm Beach County.
- Set Aside funds for the Economic Development Program will revert to the general CDBG program for use for community development activities if not allocated to the project by start of Palm Beach County's fiscal year or if unexpended within 3 years of the start of Palm Beach County's fiscal year.
- The activities/projects must be eligible per CDBG Program regulations and must serve a National Objective of the CDBG Program.
- DES's Planning Areas are classified in three (3) categories, as follows:
  - 1) Category I: Municipalities having an Interlocal Agreement to participate in the County's Urban County Participation Program but no Target Areas.
  - 2) Category II: Municipalities having an Interlocal Agreement to participate in the County's Urban County Qualification Program, and having identified and/or potential Target Area.
  - 3) Category III: Unincorporated Palm Beach County Target Areas.
- An activity located within a municipality is considered Countywide if at least 51% of the direct beneficiaries reside outside of the municipality and the six entitlement municipalities.
- Non-profit and public agencies were not eligible to apply for funding for capital improvement projects during FY 2012-2013.
- Funding for eligible public service activities will be derived from the County's CDBG entitlement.
- Funding of Non-Countywide Activities located within a municipality receiving a local entitlement will be derived from the municipality's final entitlement amount.
- When implementing the CDBG Program within participating municipalities, DES absorbs administrative expenses related to the program.
- Activities impacting HUD's 20% cap on planning and administration are not allowed.

#### Ensuring Subrecipient Timeliness

In order to comply with 24 CFR 570.902 of the CDBG regulations which stipulates that a grantee is considered to be timely, if 60 days prior to the end of the grantee's program year, the

balance in its line-of-credit does not exceed 1.5 times the annual grant, the following will be implemented to hasten expenditure of CDBG funds by subrecipients:

- Preference will be given to activities/projects that are ready to move forward quickly. Evidence of the project's ability to expend the majority of funds within 12 months from the start of Palm Beach County's fiscal year will be required.
- All municipal applicants receiving funding for the design and construction of capital improvements projects are required to complete design of such projects within one (1) fiscal year and to complete permitting and construction of the capital improvement project within two (2) fiscal years. A portion of the allocation sufficient to complete one functional component of the project will be committed automatically to such component.

### Procedures

The Palm Beach County Local Entitlement Methodology will be implemented as follows:

- From the County's annual CDBG entitlement, the County will set aside funds for:
  - DES's Countywide Housing Rehabilitation Program;
  - DES's Demolition & Clearance Program
  - Public Service Activities;
  - Project Implementation Costs;
  - Program Administration Costs;
  - Economic Development Program; and
  - Contingency Reserves
- The remaining amount represents the Total Available Funds to fund Municipalities' activities and County-Initiated activities (see Table Appendix-1).
- From the Total Available CDBG Funds, an initial entitlement is calculated for Category I Municipalities, Category II Municipalities, and County-Initiated activity share, based on the proportionate share of the entitlement for which they are responsible (see Table Appendix-2).
- The total initial proportionate share of Category I Municipalities is redistributed to Category II Municipalities and the County-Initiated activity share by dividing each individual proportionate share of Category II Municipalities and the County-Initiated activity share by the total proportionate share of Category II Municipalities and the County-Initiated activity share, and then multiplying each individual result by the Category I total. These amounts are then added to the initial local entitlement amount to yield the final local entitlement amount available to each municipality (see Table Appendix-3).
- Program Income generated during FY 2012-2013 will be allocated to the Countywide Housing Rehabilitation Program.
- Area of Hope (AOH) funding may be made available from the County-Initiated activity share, and/or made available from the contingency set-aside. AOH funding may only be

provided to municipalities with qualifying projects--capital or housing projects serving an Area of Hope; no payment of salaries is permitted with AOH.

- To provide additional assistance to the Glades Region, the County implements a Special Area of Hope Program whereby an extra allocation of CDBG funds is made available to Glades Region municipalities. The Special AOH allocation rotates between the three Glades municipalities, so that each is eligible for the allocation once every three years. For FY 2012-13 the City of Pahokee will be the recipient of Special AOH funds in the amount of \$295,680. The Special AOH allocation is deducted from the County-initiated share.

Implementation

Palm Beach County’s estimated entitlement for FY 2012 - 2013 is \$5,393,765. DES deducts set-aside funds from the estimated entitlement. What remains is the amount of funds available for Municipal activities and County-Initiated activities.

<b>Total CDBG Entitlement for FY 2012-2013.....</b>	<b>\$5,393,765</b>
DES’s Countywide Housing Rehabilitation Program.....	\$220,000
DES’s Countywide Demolition & Clearance Program.....	\$44,000
Public Service Activities.....	\$809,065
Project Implementation Costs.....	\$481,822
Program Administration Costs.....	\$1,078,753
Economic Development.....	\$539,376
Contingency.....	\$80,906
<b>Total Available CDBG Funds.....</b>	<b>\$2,139,843</b>

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**TABLE Appendix -1-  
PALM BEACH COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
Fiscal Year 2012-13 Expenditures**

<b>A.</b>	<b>DES Housing and Rehab Activities</b> .....	\$220,000
<b>B.</b>	<b>DES Demolition/Clearance</b> .....	\$44,000
<b>C.</b>	<b>Public Service Activities (Maximum 15% of Entitlement)</b> .....	\$809,065
<b>D.</b>	<b>Program Administration Costs (20% of Entitlement)</b> Including General, Fiscal, and Planning Section Administration.....	\$1,078,753
<b>E.</b>	<b>Economic Development</b> Economic Development Set-Aside Program (10% of Entitlement).....	\$539,376
<b>F.</b>	<b>Project Implementation Costs</b> .....	\$481,822
<b>G.</b>	<b>Contingency (1.5% of Grant)</b> .....	\$80,906
	<b>Subtotal</b>	<b>\$3,253,922</b>
	<b>FY 2012-2013 Entitlement Grant</b> .....	<b>\$5,393,765</b>
	Subtotal	<u>\$3,253,922</u>
	<b>TOTAL AVAILABLE FUNDS</b>	<b>\$2,139,843</b>

**TABLE Appendix-3 -  
PALM BEACH COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
Fiscal Year 2012-2013 (38th Year)  
Proportionate Share of Total Entitlement Funds Available to Category II and the Unincorporated Area  
Local Entitlements**

Category II Municipalities and the Unincorporated Area	Proportionate Percentage	Estimated Initial Entitlement	Proportionate Share of Cat. I Among Cat. II and Unincorp.	Estimated Additional Entitlement	Estimated Final Entitlement
Belle Glade, City of	4.67980%	\$ 112,303	5.41318%	\$ 11,615	\$ 123,918
Greenacres, City of	4.66230%	\$ 70,292	5.39294%	\$ 11,571	\$ 81,863
Jupiter, Town of	0.00000%	\$ -	0.00000%	\$ -	\$ -
*Lake Park, Town of	1.11770%	\$ 34,520	1.29286%	\$ 2,774	\$ 37,294
Lake Worth, City of	7.96430%	\$ 175,093	9.21241%	\$ 19,766	\$ 194,859
Mangonia Park, Town of	0.40540%	\$ 5,591	0.46893%	\$ 1,006	\$ 6,597
Pahokee, City of	1.39260%	\$ 40,702	1.61084%	\$ 3,456	\$ 44,158
Riviera Beach, City of	7.13530%	\$ 155,466	8.25349%	\$ 17,709	\$ 173,175
South Bay, City of	1.08600%	\$ 23,406	1.25619%	\$ 2,695	\$ 26,101
**Wellington, Village of	0.00000%	\$ -	0.00000%	\$ -	\$ -
<b>Category II Total</b>	28.44340%	\$ 617,373	32.90084%	\$ 70,592	\$ 687,965
<b>Unincorporated PBC</b>	58.00850%	\$ 1,307,911	67.09916%	\$ 143,968	\$ 1,451,879
<b>Category I Total</b>	13.54810%	\$ 214,560	N/A	N/A	N/A
<b>GRAND TOTAL</b>	100.00%	\$ 2,139,843	100.00%	\$ 214,560	\$ 2,139,844

\* Town of Lake Park did not submit application - unprogrammed funds to be moved to contingency. \*\*Excludes Wellington and Jupiter new entitlement communities

## **CDBG Activity Selection and Evaluation Process**

### **CDBG Public Service RFP**

For FY 2012-2013 Palm Beach County Department of Economic Sustainability (DES) utilized an RFP process to make available the \$202,266 of the total Public Service eligible amount. The remainder amount was directly awarded by the Board of County Commissioners to the Lewis Center (Homeless Resource Center).

#### *Responsiveness Review*

Each proposal was reviewed to determine if the proposal was responsive to the RFP. Proposals deemed to be non-responsive were rejected without being evaluated by the selection committee. A responsive proposal was defined as one which has been signed, which has been submitted by the specified submission time, and which has provided the information required to be submitted under Section II.A.2.a. to Section II.A.2.h. of the proposal.

#### *Evaluation*

All responsive proposals underwent a Preliminary Evaluation to determine if the proposed activity met a CDBG program eligibility category, addressed a CDBG Program National Objective as described in Section I.C. of the proposal, and met or will meet the definition of Countywide as described in the RFP. Proposals which failed the Preliminary Evaluation were removed for further consideration by the Selection Committee.

a. Selection Committee

A selection committee was appointed for evaluation of all responsive proposals received in response to the RFP. The selection committee made its recommendations based on adherence to the goals, objectives and evaluation criteria outlined in the RFP.

b. Evaluation Criteria

The following criteria was used as a guideline in evaluating submittals, and was not intended to identify all items within each category to be considered.

- Activity Description and Identification of Need (up to 25 points)
- Activity Design and Approach (up to 20 points)
- Organizational Capacity and Past Performance (up to 20 points)
- Budget and Cost Reasonableness (up to 25 points)
- Financial Stability (up to 10 points)

Additional Points: (10 Points)

- BCC Priority
  - Disabled, Special Needs, Senior Services
- HUD Requirement
  - Fair Housing

## **Local Entitlement Municipalities**

DES utilized a non-competitive application process for participating municipalities with target areas whose local entitlement was more than \$10,000.

The following submission requirements applied to the local entitlement municipalities:

- Proposed activities must fall under a category of eligible activities as defined by HUD and the County's CDBG Program. Only the following activities are eligible for funding:
  - Acquisition of Real Property for a Public Purpose
  - Infrastructure
  - Public Facilities
  - Demolition/Clearance
  - Historic Preservation

Ineligible: In addition to activities designated as ineligible by the CDBG regulations, public service activities, economic development, and activities impacting HUD's twenty percent (20%) Planning and Administrative cap are prohibited.

- The applicant was limited to submitting only one application.
- Proposed activities must meet one (1) of the following three (3) CDBG National Objectives:
  - a) to benefit low- and moderate-income persons;
  - b) to aid in the prevention or elimination of slums and blight; or
  - c) to meet a community development need of particular urgency

### *Evaluation*

All the applications were reviewed to determine the following:

- CDBG eligibility and national objective compliance
- Activity and project information
- Activity/project management and implementation
- Budget and matching contribution
- Activity Impact
- Other factors

## **Non-Local Entitlement Municipalities, Local Entitlement Municipalities with an Allocation of Less than \$10,000, and County Departments**

The BCC directed staff to allow those municipalities without target areas to submit projects for funding from the share of CDBG funds that accrues to the unincorporated area of the County. These are municipalities that do not have a target area and therefore, do not receive a local annual entitlement. There are twenty-two (22) such municipalities. There is just one municipality, Town of Mangonia Park, that qualifies under the additional criteria, which is Municipalities with an approved CDBG target area, but whose entitlement is less than \$10,000.

Projects submitted by municipalities for funding consideration competed with projects submitted by County Departments to receive CDBG funding. During FY 2012-13, the total amount of funding that was made available to fund projects was estimated to be \$1,156,199.

The following submission requirements applied to the non-local entitlement municipalities, Municipalities with an Allocation of Less than \$10,000, and County Departments:

- *Maximum Request*  
There was no maximum amount to be applied for.
- *Number of Applications and Projects Permitted.*  
Municipalities were allowed to submit only one application seeking funding for one project.
- *Project Type*  
Projects submitted for funding must be either infrastructure (e.g. water, sewer, street improvement, sidewalks, drainage, etc.); or public facilities, including ADA improvements (park improvements, and/or community centers). Activities which are categorized as housing, economic development which constitutes the provision of assistance directly to businesses, and public service were not allowed.
- *National Objective*  
A project submitted for funding must meet:
  - a) The CDBG Area Benefit National Objective: That is, at least 51% of the beneficiaries residing in the project's service area be of low- and moderate-income, and the service area of the project must be predominantly residential, or
  - b) The Low- and Moderate-income Limited Clientele National Objective: specifically for this program an eligible activity shall serve to remove material or architectural barriers to the mobility or accessibility of elderly persons or of adults meeting the Bureau of the Census' Current Population Reports definition of "severely disabled". The reconstruction of a public facility or improvements to such facilities to enhance the mobility and accessibility of a disabled person qualify under this national objective.

The Municipality was solely responsible for assessing the low- and moderate-income eligibility of the project's service area. If available census information does not allow for a determination, DES will provide the methodology to be used by the Municipality to undertake the required survey.

## Evaluation

All the applications were reviewed to determine the information listed below. Administration and staff determined which applications were selected for funding as well as the amount of funding allocated.

- CDBG Eligibility and National Objective  
*(Projects which are not eligible for funding under the CDBG Program and which do not meet a CDBG National Objective will not be considered for funding and will not be reviewed under the other factors outlined in this evaluation)*
  1. What national Objective will be achieved and the basis for the determination:
- Project Description and Justification
  1. Based on the project scope is it clear what has to be done?  
(10 points)
  2. Is the need for the project properly justified  
(10 points)
  3. Number of beneficiaries relative to the project cost  
(5 points)
- Project Cost and Budget
  1. Are all funds in place to undertake the project? If no, will all funds be in place within six month  
(10 Points)
  2. Is the project cost reasonable, that is, is it in line with current market rate for similar projects?  
(10 points)
  3. Can the project proceed if the full CDBG request is not granted?  
(5 points)
- Experience
  1. Does the municipality possess the expertise required to undertake the project?  
(10 points)
  2. Has the municipality previously undertaken similar projects?  
(10 points)
  3. Based on the review does the municipality have a workable plan to implement the activity?  
(5 points)
- Implementation Schedule
  1. Is the Implementation schedule realistic?  
(10 points)
  2. If funded, will the project be fully implemented within 18 months of contract award?  
(15 points)

Similar to FY 2011-2012, non-profit and public agencies were not eligible to apply for CDBG funding for capital improvement projects during FY 2012-2013.

The following table specifies the projects recommended for funding under the CDBG Program for FY 2012- 2013. It is estimated that 94.2% of applicable funds will be targeted to benefit low- and moderate-income persons. The projects are arranged by objective and/or category to reflect the priorities outlined in the Five-Year Consolidated Plan. The following provides a brief description of each of the goals and objectives:

**GOAL: DECENT HOUSING** – This statutory program goal includes retaining the affordable housing stock; increasing the availability of affordable permanent housing in standard condition low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability; providing affordable housing that is accessible to job opportunities; assisting homeless persons obtain affordable housing; assisting persons at risk of becoming homeless; and increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence.

### **Specific Objectives**

#### **Objective 1 RENTAL HOUSING OBJECTIVES**

- 1.1** Increase the supply of affordable rental housing
  - a. Production of new rental units
  - b. Acquisition of residential properties to create rental units
  
- 1.2** Improve the quality of affordable rental housing:
  - a. Rehabilitation of existing rental units
  
- 1.3** Improve access to affordable rental housing:
  - a. Rental Assistance

#### **Objective 2 OWNER HOUSING OBJECTIVES**

- 2.1** Increase the availability of affordable owner housing
  - a. Production of new owner units
  - b. Acquisition of existing owner units
  
- 2.2** Improve the quality of owner housing
  - a. Rehabilitation of existing owner units
  
- 2.3** Improve access to affordable owner housing
  - a. Homeownership Assistance
  
- 2.4** Improve access to affordable owner housing for minorities

**Objective 3 HOMELESS OBJECTIVES**

- 3.1 Increase the number of homeless persons moving into permanent housing
- 3.2 Provide services including temporary and transitional housing to homeless persons
- 3.3 Assist persons at risk of becoming homeless
- 3.4 End chronic homelessness

**Objective 4 Special Needs Objectives**

- 4.1 Increase range of housing options & related services for persons with special needs

**GOAL: SUITABLE LIVING ENVIRONMENT:** This statutory goal includes: improving the safety and livability of neighborhoods of neighborhoods; eliminating blighting influences and the deterioration of property and facilities; increasing access to quality public and private facilities and services; reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restoring and preserving properties of special of special historic, architectural, or aesthetic value; and conserving energy resources and use of renewable energy sources.

**Objective 5 COMMUNITY DEVELOPMENT**

- 5.1 Improve the community through acquisition/disposition/ long term leasing for a public purpose
- 5.2 Improve the community by eliminating blighting influences
  - a. Demolition and Clearance
  - b. Restore, preserve, document properties of historic architectural, or aesthetic value
  - c. Fund non-residential historic preservation

**Objective 6 INFRASTRUCTURE IMPROVEMENT**

- a. Fund water/sewer projects
- b. Fund street improvement projects
- c. Fund sidewalk projects
- d. Fund solid waste disposal projects
- e. Fund flood and drainage projects
- f. Fund tree planting/beautification projects

## **Objective 7 PUBLIC FACILITIES OBJECTIVES**

**7.1** Improve quality/increase quantity of neighborhood facilities for low-income persons

- a. Fund senior center projects
- b. Fund center for persons with disabilities
- c. Fund projects to remove architectural barriers
- d. Fund homeless facilities
- e. Fund youth centers
- f. Fund child care centers
- g. Fund health care facilities
- h. Fund neighborhood/ multipurpose facilities
- i. Fund parks and recreational facilities
- j. Fund parking facilities
- k. Fund other public facilities

## **Objective 8 PUBLIC SERVICES OBJECTIVES**

**8.1** Improve quality/ Increase quantity of public service activities for lower income persons

- a. Fund senior service projects
- b. Fund projects that service the disabled
- c. Fund youth services projects
- d. Fund child care services
- e. Fund substance abuse service projects
- f. Fund employment/ training service projects
- g. Fund health service projects
- h. Fund crime/awareness prevention projects
- i. Fund domestic violence service projects
- j. Fund abused and neglected children service projects
- k. Housing related services
- l. Homeless services

**GOAL: EXPANDED ECONOMIC OPPORTUNITIES:** This statutory goal includes: creation and retention; establishment, stabilization and expansion of small businesses; the provision of public services concerned with employment; the provision of jobs to low-income persons living in areas affected by those programs and activities; or jobs resulting from carrying out activities under programs covered by the plan; availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

## **Objective 9 ECONOMIC OPPORTUNITIES OBJECTIVES**

**9.1** Remediate and redevelop brownfields

**9.2** Improve economic opportunities for low-income persons by creating /retaining jobs

- a. Fund public facilities and improvement projects that will create and/or retain

jobs

- b. Economic development assistance to businesses and access to capital/credit for development
- c. Establishment, stabilization and expansion of small businesses ( including micro businesses)
- d. The provision of public services concerned with employment
- e. The provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the Plan.
- f. Availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices

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**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**  
**Fiscal Year 2012 - 2013 (38<sup>th</sup> Year), Recommended Expenditures by Objective/Category**

**DES Housing Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
DES Rehabilitation Program (Countywide)	PBC DES	\$220,000
	<b>Housing Total</b>	<b>\$220,000</b>

**DES Demolition & Clearance Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
DES Demolition & Clearance Program (Countywide)	PBC DES	\$44,000
South Bay, City of: Demolition & Clearance Program (Citywide) in the City of South Bay, FL	City of South Bay	\$26,101
	<b>Demolition &amp; Clearance Total</b>	<b>\$70,101</b>

**DES Public Facilities Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
Lake Worth, City of: Improvements to the Shuffleboard Courts Community Center, 1121 Lucerne Ave., Lake Worth, FL 33460.	City of Lake Worth	\$194,859
Pahokee, City of: Improvements to the Old Pahokee High School Gymnasium, 360 E. Main St, Pahokee, FL 33476	City of Pahokee	\$165,000
Pahokee, City of: Installation of permanent generator at the City Community Center, 360 E. Main St., Pahokee, FL 33476	City of Pahokee	\$43,119
Pahokee, City of: Improvements to MLK Park Basketball Courts, 380 E. Dr. MLK, Jr. Blvd., Pahokee, FL 33476	City of Pahokee	\$30,000
	<b>Public Facilities Total</b>	<b>\$432,978</b>

**DES Infrastructure Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
Greenacres, City of: Construction of sanitary sewer improvements along 10 <sup>th</sup> Avenue North and Swain Blvd. (Phase 3), Greenacres, FL 33463.	City of Greenacres	\$81,863
PBC Water Utilities Department: Installation of water meters to residents and businesses (Citywide) in the City of Belle Glade, FL	PBC Water Utilities	\$825,000
PBC Water Utilities Department: Installation of a sanitary	PBC Water Utilities	\$290,072

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**  
**Fiscal Year 2012 - 2013 (38<sup>th</sup> Year), Recommended Expenditures by Objective/Category**

sewer along Pioneer Road in the Town of Mangonia Park, FL  
33407

Riviera Beach, City of: Reconstruction of West 36 <sup>th</sup> Street between Avenues J and K, Riviera Beach, FL 33404	City of Riviera Beach	\$173,175
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**Infrastructure Total      \$1,370,110**

**DES Public Services Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
Operational costs of the Senator Philip D. Lewis Center for homeless individuals, 1000 45 <sup>th</sup> Street, West Palm Beach, FL 33407 – Services to be provided through Gulfstream Goodwill, Adopt-A-Family and the Lord’s Place	PBC Community Services – Lewis Center (Homeless Resource Center)	\$606,799
Aid To Victims of Domestic Abuse: Operational costs of Casa Vegso transitional housing for abused women with children, confidential location.	Aid to Victims of Domestic Abuse	\$18,406
Children’s Home Society: Transitions Home transitional housing for pregnant teens and teen mothers, 1199 West Lantana Road, Lantana, FL 33462.	Children’s Home Society	\$16,990
Children’s Place at Home Safe, The: Emergency shelter and therapeutic care for abused/neglected children, 2840 6 <sup>th</sup> Avenue South, Lake Worth, FL 33461.	The Children’s Place at Home Safe	\$12,750
Coalition for Independent Living Options: DINE program meal delivery service, 6800 Forest Hill Boulevard, Greenacres, FL 33413.	Coalition for Independent Living Options	\$16,384
Healthy Mothers/Healthy Babies: Operating costs to provide assistance to uninsured low income pregnant women and families in order to access health care. 500 Gulfstream Blvd., Suite 201, Boynton Beach, FL 33483	Healthy Mothers/Healthy Babies	\$6,668
J.A.Y. Ministries: Transitional housing for homeless ex-offenders, 2831 Avenue S, Riviera Beach, FL 33404	J.A.Y. Ministries	\$8,495
Legal Aid Society: Fair housing enforcement, outreach, and foreclosure assistance, 423 Fern Street, Suite 200, West Palm Beach, FL 33401.	Legal Aid Society of Palm Beach County	\$43,487
Place of Hope: Case management for children in transitional housing, 9078 Isaiah Lane, Palm Beach Gardens, FL 33410.	Place of Hope	\$11,125
Redlands Christian Migrant Association: Child care/child development services, 20 Carver Street, Belle Glade, FL 33430	Redlands Christian Migrant Association	\$9,911

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**  
**Fiscal Year 2012 - 2013 (38<sup>th</sup> Year), Recommended Expenditures by Objective/Category**

Seagull Industries: Vocational services for developmentally disabled adults through the Achievement Program, 3879 West Bryon Drive, Riviera Beach, FL 33404.	Seagull Industries for the Disabled	\$22,249
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Sickle Cell Foundation: Glades Project providing sickle cell screening, case management, and counseling in western PBC, 136 South Main Street, Belle Glade, FL 33430.	Sickle Cell Foundation of Palm Beach County	\$12,743
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Urban League of Palm Beach County: Operational support for the Comprehensive Housing Counseling Program, 1700 North Australian Avenue, West Palm Beach, FL 33407.	Urban League of Palm Beach County	\$13,552
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Vita Nova: Case management for young adults aged out of foster care and residing in transitional housing, 1316 & 1320 Alpha Street, West Palm Beach, FL 33409.	Vita Nova	\$9,506
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**Public Services Total      \$809,065**

**DES Program Administration Cost Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
General Administration, Planning, and Fiscal	PBC DES	\$1,078,753

**Program Administration Total      \$1,078,753**

**DES Project Implementation Cost Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
DES Project Implementation: Activity delivery costs related to CDBG housing and capital improvement activities.	PBC DES	\$481,822

Belle Glade, City of: Activity delivery costs of the City's C.D. Department related to CDBG housing rehabilitations and demolitions.	Belle Glade, City of	\$123,918
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Pahokee, City of: Activity delivery costs of the City's C.D. Department related to CDBG housing rehabilitations and demolitions	Pahokee, City of	\$44,158
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**Project Implementation Total      \$649,898**

**DES Economic Development Objective**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
DES Economic Development Program	PBC DES	\$539,376

**Economic Development Total      \$539,376**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**  
**Fiscal Year 2012 - 2013 (38<sup>th</sup> Year), Recommended Expenditures by Objective/Category**

**DES Contingency Reserves/Un-programmed Funds**

<u>Activity/Location</u>	<u>Implementing Agency</u>	<u>Recommended Funding</u>
Set aside for contingency	PBC DES	\$190,923
Pahokee, City of: Un-programmed Special Area of Hope funding available to the City for an eligible activity	Pahokee, City of	\$57,561
<b>Contingency/Un-programmed Funds Total</b>		<b>\$248,484</b>

**SUMMARY OF CDBG PROGRAM EXPENDITURES, FY 2012- 2013 (38<sup>th</sup> YEAR)**

Housing.....	\$220,000
Demolition and Clearance Objective.....	\$70,101
Public Facilities.....	\$432,978
Infrastructure.....	\$1,370,110
Public Services.....	\$809,065
Program Administration.....	\$1,078,753
Project Implementation.....	\$649,898
Economic Development.....	\$539,376
Contingency and Un-programmed Funds*.....	\$248,484
<b>TOTAL EXPENDITURES</b>	<b>\$5,418,765</b>

**SUMMARY OF AVAILABLE CDBG RESOURCES, FY 2012 - 2013 (38<sup>th</sup> YEAR)**

Entitlement Amount.....	\$5,393,765
Estimated Program Income.....	\$25,000
<b>TOTAL AVAILABLE</b>	<b>\$5,418,765</b>

\*Includes un-programmed funding from the County share (\$47,723), un-programmed municipal entitlement for the Town of Lake Park (\$37,294), un-programmed Special Area of Hope funding reserved for the City of Pahokee (\$57,561), and estimated program income (\$25,000). Estimated program income is proposed to be used in housing rehabilitation activities.

## APPENDIX II: COMMUNITY DEVELOPMENT PLANNING AREAS

### IDENTIFICATION OF PLANNING AREAS

Planning Areas, also identified as “Target Areas” are geographic areas wherein housing support activities, and/or concentrated and mutually supportive capital improvement and housing activities can be undertaken so a comprehensive impact on housing and community development needs can be realized in a relatively short period.

In order to establish Target Areas, DES established the following criteria:

A CDBG Target Area must:

- 1.) be a contiguous area;
- 2.) comply with HUD's area benefit criterion in that 51% or more of the residents are low/mod income persons, preferably to include Special Areas of Hope Census Block Groups i.e. Census Block groups where 70% or more of the residents are low/mod income persons;
- 3.) have not less than 60% residential land uses;
- 4.) have a concentration of structures in need of rehabilitation or demolition;
- 5.) exhibit a need for capital improvements; and
- 6.) meet the established size criteria as follows:
  - For the Glades Area – be a size not less than .05 sq. mile and not larger than .50 sq. mile;
  - For the Eastern/Central Palm Beach County: be a size not less than .10 of a square mile and not exceeding 1 square mile.

The FY 2010-2015 Five Year Consolidated Plan identified 51 Target Areas within the Palm Beach County Jurisdiction: 19 Category I areas, 9 Category II areas and 23 Category III areas. Categories I, II, and II target areas are described below:

In 2011, following the completion of its Urban County Qualification Process, the County increased the number of participating municipalities from 28 to 32, but for FY 2012-2013, the County will lose two municipalities identified in the Five Year Consolidated Plan (Town of Jupiter and Village of Wellington) as these municipalities became their own HUD entitlement jurisdictions. As a result, the number of Category I target areas increased from 19 to 22 and the number of Category II target areas was reduced from 9 to 8.

Category I: This category includes those municipalities that have entered into an Interlocal Agreement with the County but do not contain an identified geographic area which meets the minimum requirements (i.e. concentration of low- or moderate-income persons, concentration of substandard housing, and/or a need for capital improvements) to be designated a CDBG Target Area. The following 22 municipalities in the County are characterized as Category I:

- City of Atlantis
- Town of Briny Breezes
- Town of Cloud Lake
- Town of Glen Ridge
- Town of Lantana
- Town of Loxahatchee Groves
- Town of Manalapan
- Village of North Palm Beach

- Village of Golf
- Town of Gulfstream
- Town of Haverhill
- Town of Hypoluxo
- Town of Juno Beach
- Town of Jupiter Inlet Colony
- Town of Lake Clarke Shores
- Town of Palm Beach
- City of Palm Beach Gardens
- Town of Palm Beach Shores
- Village of Palm Springs
- Village of Royal Palm Beach
- Town of South Palm Beach
- Village of Tequesta

Category I municipalities are not precluded from applying for CDBG funds, provided they exhibit low- and moderate-income areas. Such municipalities will be invited to apply but will not be eligible to receive an entitlement under the County’s CDBG Local Entitlement Methodology.

Where applicable, funding recommendations will be based on project eligibility, national objective, and the contribution (i.e., proportionate share) of the municipality to the overall grant.

Category II: This category includes those municipalities that have entered into an Interlocal Agreement with the County, and have an identified target area that meets the minimum requirements for determination as a CDBG Target Area (i.e. concentration of low- or moderate-income persons, concentration of substandard housing, and/or a need for capital improvements). There are currently eight (8) municipalities that have an identified Target Area as identified below:

- City of Belle Glade
- City of Greenacres
- Town of Lake Park
- City of Lake Worth
- Town of Mangonia Park
- City of Pahokee
- City of Riviera Beach
- City of South Bay

Category III: This category includes unincorporated areas of Palm Beach County which have attained the minimum standard established for determination as a CDBG Target Area, (i.e. concentration of low- or moderate-income persons, concentration of substandard housing, and/or a need for capital improvements). Category III Planning Areas are within the County’s Jurisdiction and therefore there is no requirement for an Interlocal Cooperation Agreement.

Description of Target Areas

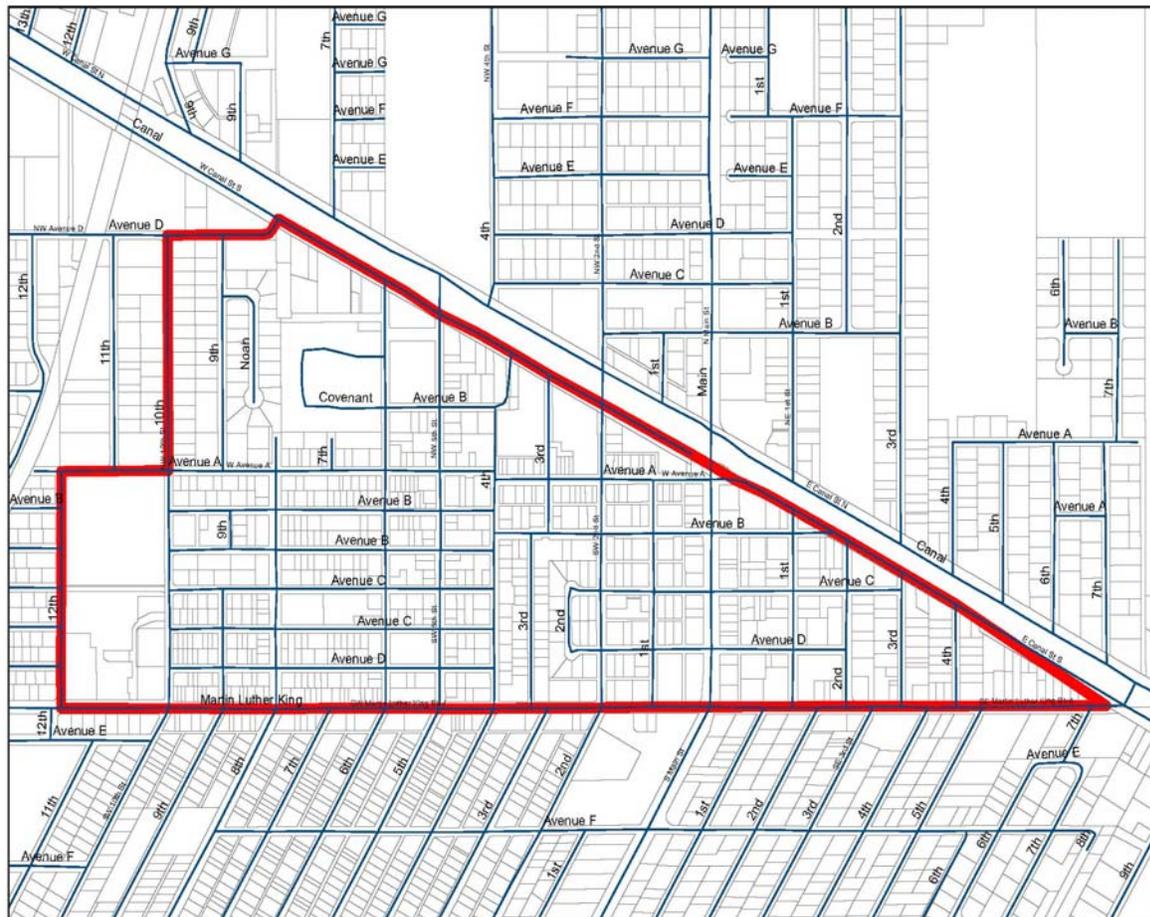
Target Areas identified by DES in which CDBG funds will be prioritized for investment in this and future Action Plans are as follows:

## Category II Prioritized Target Areas

City of Belle Glade Target Area: The target area is located in Census Tract (CT) 82.01, Block Groups (BG) 2, 3, 4, 5, 6; in CT 82.02, BG 1; and CT 82.03, BG 2. The area is bounded on the north by Northwest Avenue D; on the east by East Canal Street South; on the west by Southwest 12<sup>th</sup> Avenue and Northwest 10<sup>th</sup> Avenue; and on the south by Martin Luther King, Jr. Boulevard. The area is included in Range 37, Township 43, Section 31, and occupies roughly 0.29 square miles.

The estimated percentage of low/mod income persons in the area is 79.4%. Of the area's population, roughly 367 are White (6.1%); 3971 are Black (65.6%); and 716 are of other races (11.8%). In addition, approximately 996 persons (16.5%) are of Hispanic origin.

Of 2347 housing units, 345 (14.7%) are overcrowded. Furthermore, 13.0% are categorized as “sound”; 29.9% exhibit “minor deterioration”; 39.2% exhibit “major deterioration”; and 18.0% are “dilapidated.”



City of Belle Glade Target Area

Source: 2000 US Census  
Palm Beach County GIS

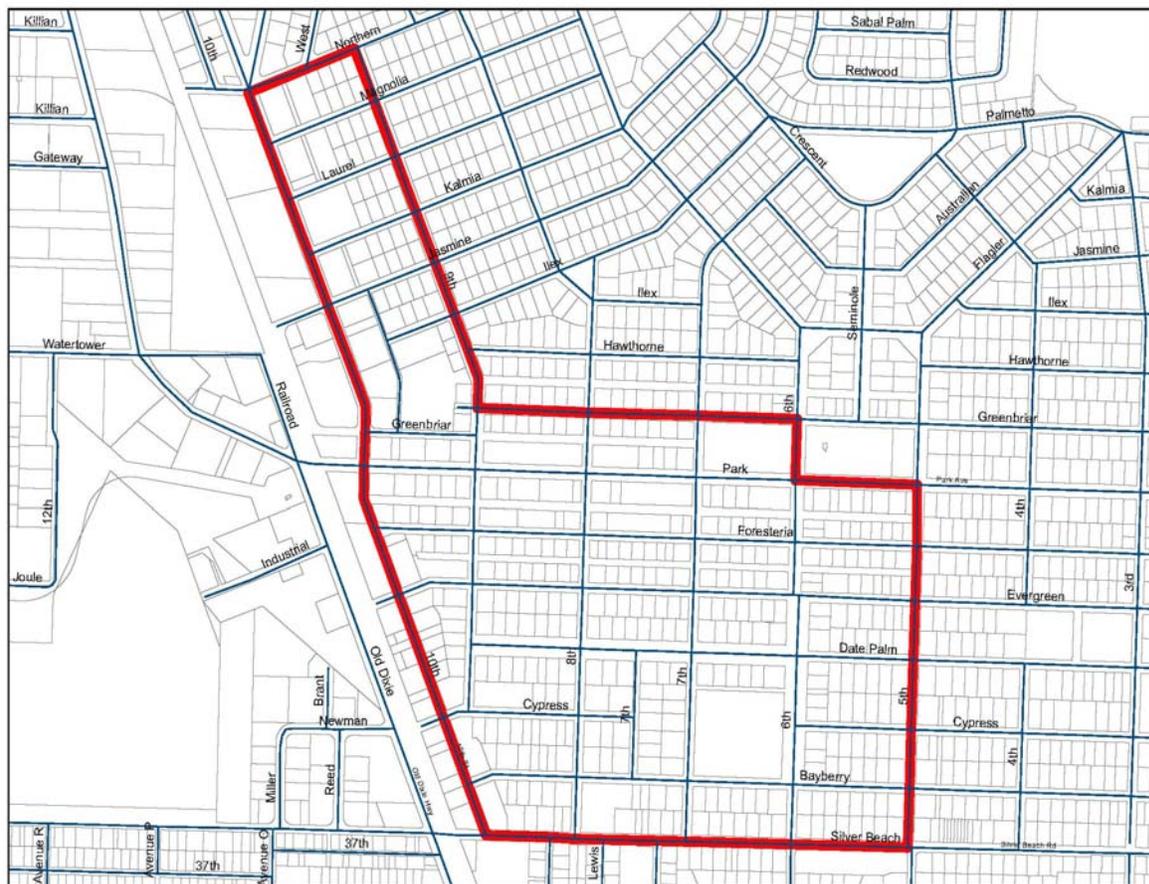


## Category II Prioritized Target Areas

Town of Lake Park Target Area: The target area is located in CT 11.01 and includes all or portions of BG 5, 6, and 7. It is bounded on the northeast by 9<sup>th</sup> Street; on the north by Park Avenue from 5<sup>th</sup> to 6<sup>th</sup> Street, and Greenbriar Drive from 6<sup>th</sup> to 9<sup>th</sup> Street; on the east by 5<sup>th</sup> Street; on the south by Silver Beach Road; on the southwest by 10<sup>th</sup> Street and Old Dixie Highway; and on the northwest by Northern Drive. The area is included in Range 43, Township 42, Sections 20 and 21, and is approximately 0.32 square mile in size.

The estimated percentage of low/mod income persons in the area is 64.1%. Of the area's population, approximately 1002 are White (27.8%); 2174 are Black (60.4%); and 423 are of other races (11.8%). In addition, approximately 192 persons are of Hispanic origin (5.3%).

Of 1242 housing structures, 187 (15.1%) are overcrowded. Further, 32.3% are categorized as “sound”; 63.3% exhibit “minor deterioration”; 4.4% exhibit “major deterioration”; and 0% are “dilapidated.”



**Town of Lake Park Target Area**

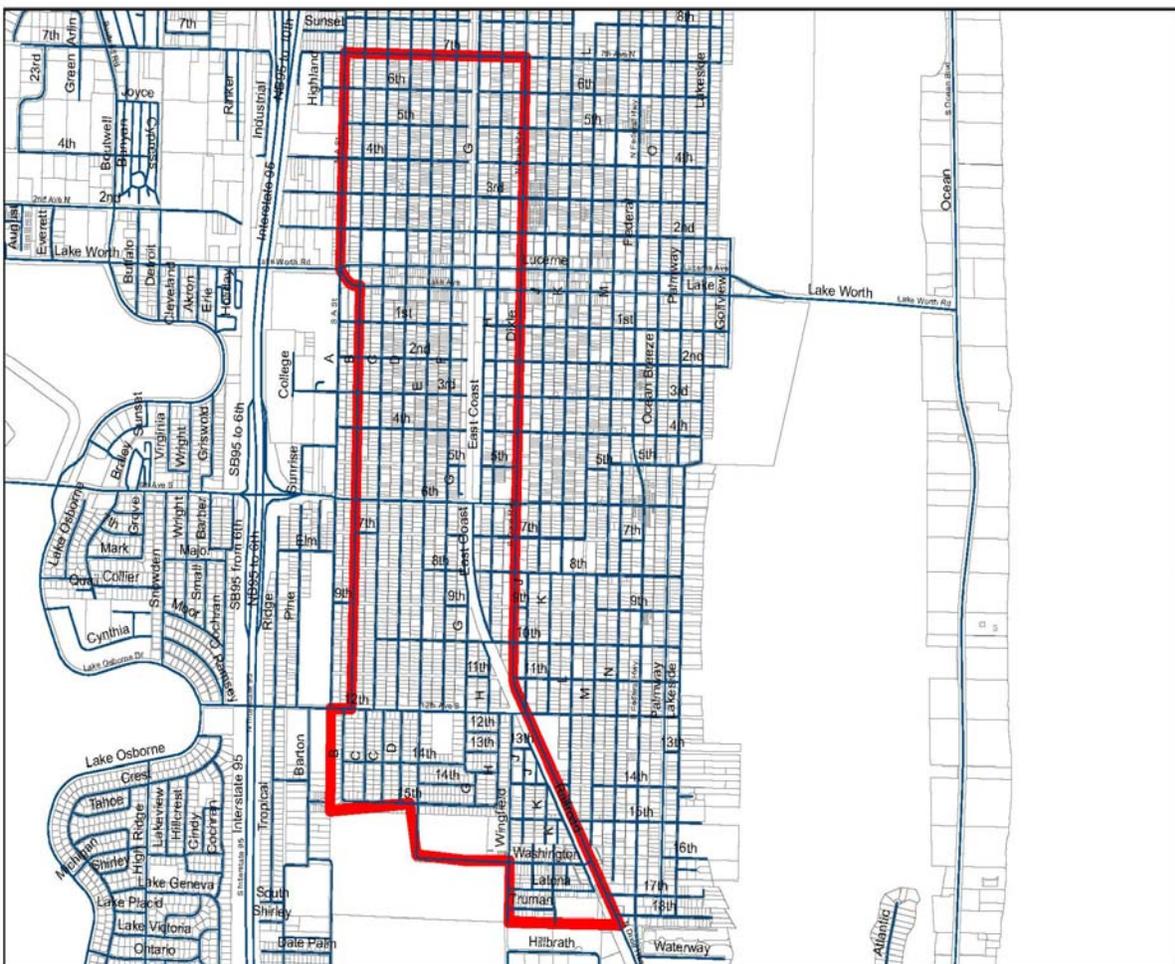
Source: 2000 US Census  
Palm Beach County GIS

## Category II Prioritized Target Areas

City of Lake Worth Target Area: The target area is located in CT 44.02, 51, 52.01, and 52.02, and includes all or part of BG 1,2,3,4, and 5. The area is bounded on the north by 7th Avenue North; on the east by Dixie Highway; and the south by the Town of Lantana municipal limits; and on the west by South “B” Street and North and South “A” Street. The area is included in Range 43, Township 44, Sections 21, 28, 33 and 34, and is approximately 1.0 square mile in size.

The estimated percentage of low/mod income persons in the area is 75.4%. Of the area's population, approximately 7077 are White (46.3 %); 4561 are Black (29.9%); and 3637 are of other races (23.8%). In addition, approximately 5694 persons (37.3%) are of Hispanic origin.

Of 6003 housing structures, 1353 (22.5%) are overcrowded. Further, 39.9% are categorized as “sound”; 48.8% exhibit “minor deterioration”; 9.7% exhibit “major deterioration”; and 1.6% are “dilapidated.”



City of Lake Worth Target Area

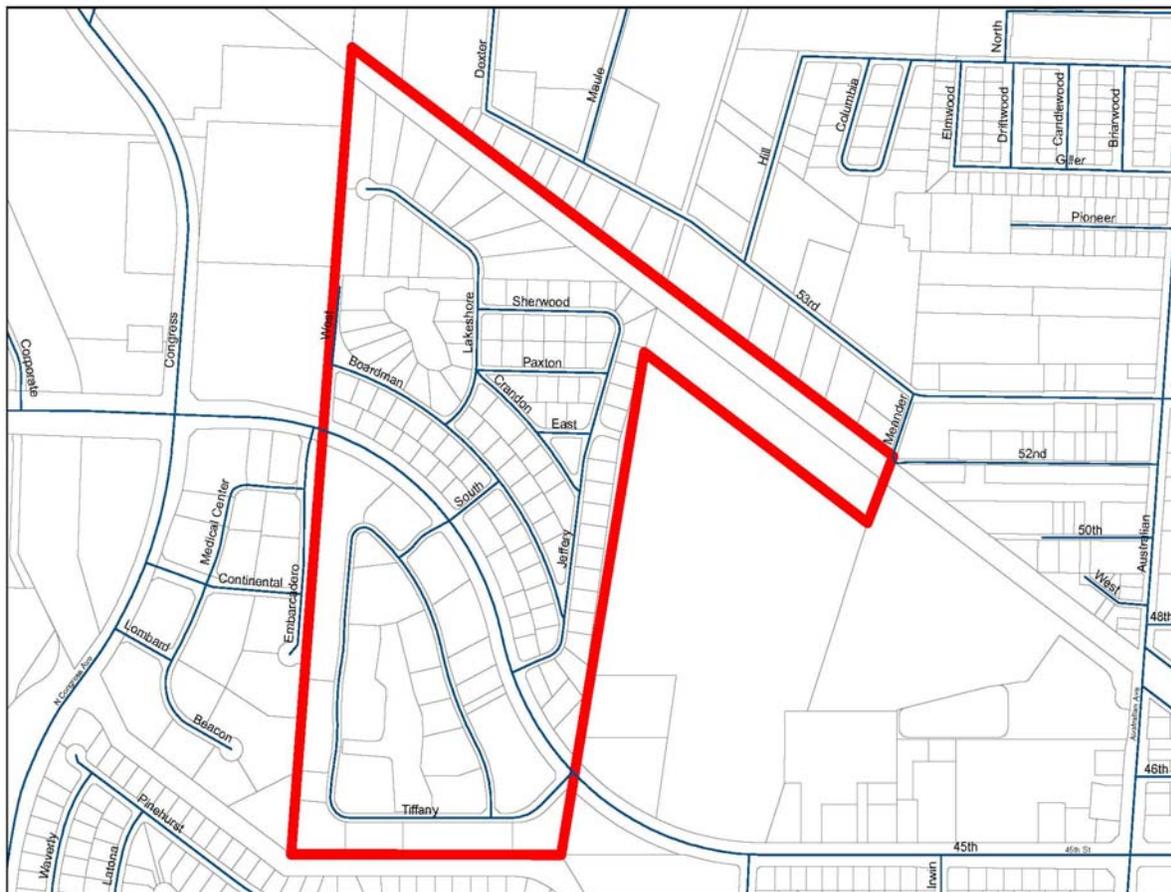
Source: 2000 US Census  
Palm Beach County GIS

## **Category II Prioritized Target Areas**

Town of Mangonia Park Target Area: The target area is located in CT 14.02 and includes all or portions of BG 4. It is roughly bounded on the north by the CSX Railroad tracks; on the east by Jeffery Avenue; on the south by South Tiffany Drive; and on the west by the Town’s corporate limits. The area is included in Range 43, Township 43, Section 5, and is approximately 0.17 square mile in size.

The estimated percentage of low/mod income persons in the area is 64.1%. Of the area’s population, roughly 380 are White (24.0%); 1,088 are Black (68.7%); and 115 are of other races (7.3%). In addition, approximately 132 persons are of Hispanic origin (8.3%).

Of 490 housing units, 56 (11.4%) are overcrowded. Of the residential units counted, 47.0% are categorized as “sound”; and 51.0% exhibit “minor deterioration”; and 2.0% exhibit “major deterioration.”



**Town of Mangonia Park Target Area**

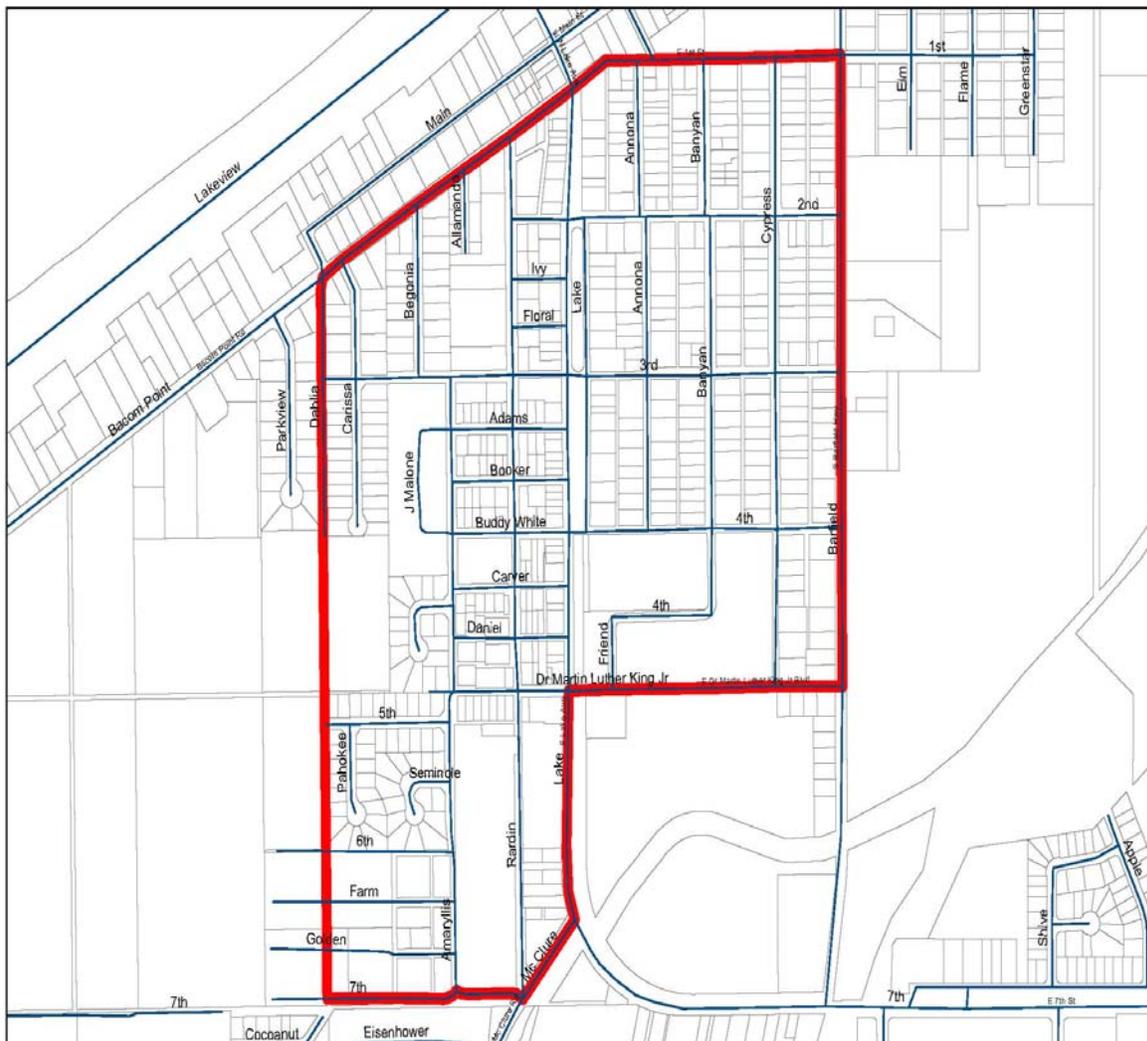
Source: 2000 US Census  
Palm Beach County GIS

## Category II Prioritized Target Areas

City of Pahokee Target Area: The target area is located in CT 80.02 and includes all or portions of BG 1. It is bounded on the north, east, and south by unincorporated Palm Beach County; and on the west by Lake Okeechobee. The area is included in Range 37, Township 42, Sections 18 and 19, and is approximately 0.32 square mile in size.

The estimated percentage of low/mod income persons in the area is 73.4%. Of the area's population, approximately 602 are White (11.2%); 3478 are Black (64.9%); and 80 are of other races (1.5%). In addition, approximately 1200 persons are of Hispanic origin (22.4%).

Of 1816 housing structures, 424 (23.3%) are overcrowded. Further, 22.1% are categorized as “sound”; 40.0% exhibit “minor deterioration”; 34.4% exhibit “major deterioration”; and 3.5% are “dilapidated.”



City of Pahokee Target Area

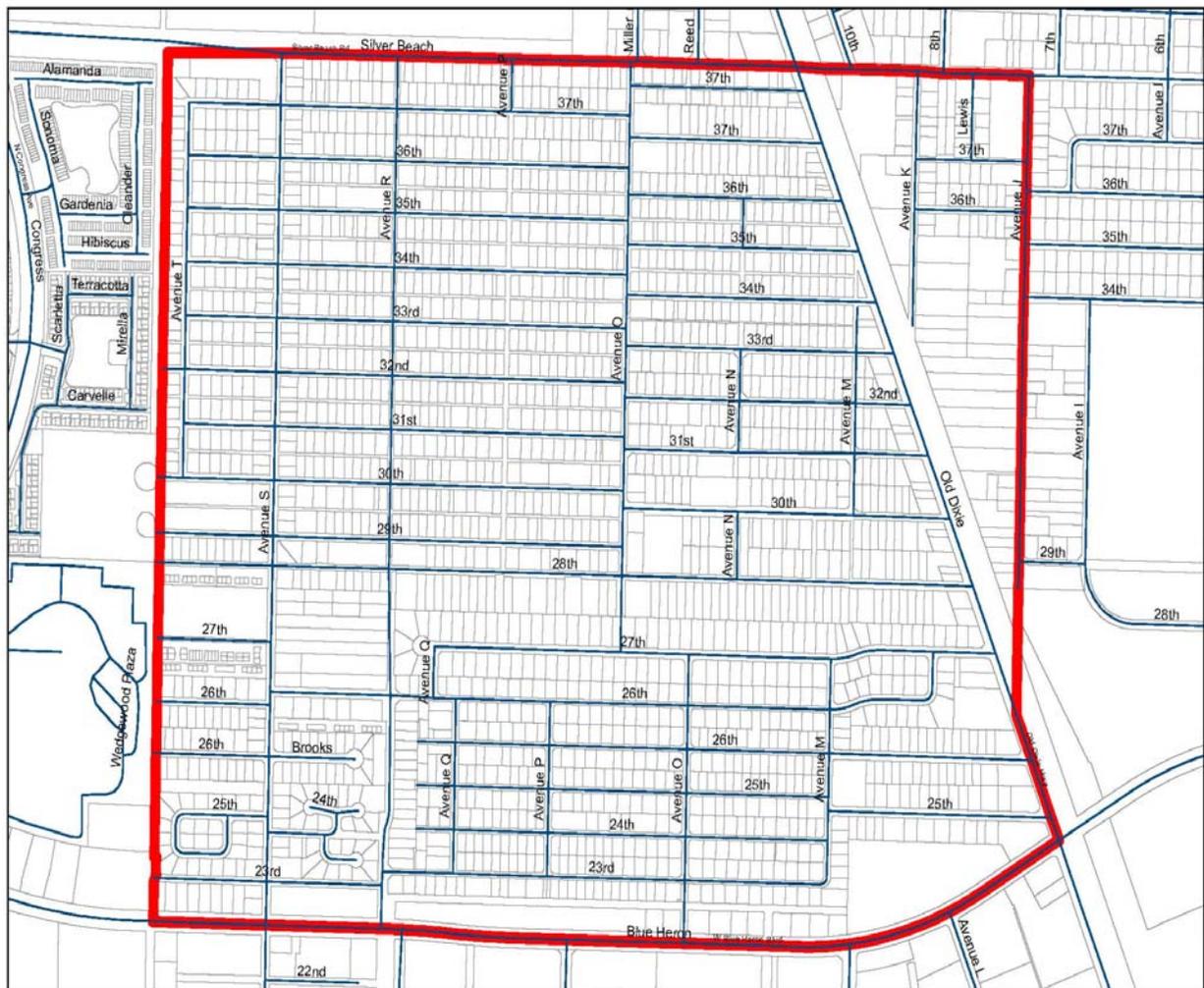
Source: 2000 US Census  
Palm Beach County GIS

## Category II Prioritized Target Areas

City of Riviera Beach Target Area: The target area is located in portions of CT 12 and 13.02. The area is bounded on the north by Silver Beach Road; on the south by Blue Heron Boulevard; on the east by Avenue "J"; and on the west by Avenue "U." The area is included in Range 43, Township 42, Section 29, and is approximately 0.8 square mile in size.

The estimated percentage of low/mod income persons in the area is 74.5%. Of the area's population, approximately 76 are White (1.3%); 5599 are Black (95.2%); and 113 are of other races (1.9 %). In addition, approximately 96 persons (1.6%) are of Hispanic origin.

Of 2240 housing structures, 473 (21.1%) are overcrowded. Further, 33.4% are categorized as "sound"; 49.0% exhibit "minor deterioration"; 15.6% exhibit "major deterioration"; and 2.0% are "dilapidated."



City of Riviera Beach Target Area

Source: 2000 US Census  
Palm Beach County GIS

## Category II Prioritized Target Areas

City of South Bay Target Area: The target area is located in CT 83.02, BG 1. The area is bounded on the north by Northwest 4th Street; on the east by U.S. Highway 27; on the south by Southwest 3rd Street; and on the west by properties adjacent to Southwest and Northwest 12th Avenue. The area is included in Range 36, Township 44, Sections 11 and 14, and is approximately 0.5 square miles.

The estimated percentage of low/mod income persons in the area is 76.2%. Of the area's population, approximately 638 are White (14.1%); 2753 are Black (60.9%); and 86 are of other races (1.9%). In addition, approximately 1044 persons (23.1%) are of Hispanic origin.

Of 1194 housing structures, 329 (27.6%) are overcrowded. Further, 13.6% are categorized as “sound”; 24.6% exhibit “minor deterioration”; 54.8% exhibit “major deterioration”; and 6.8% are “dilapidated.”



City of South Bay Target Area

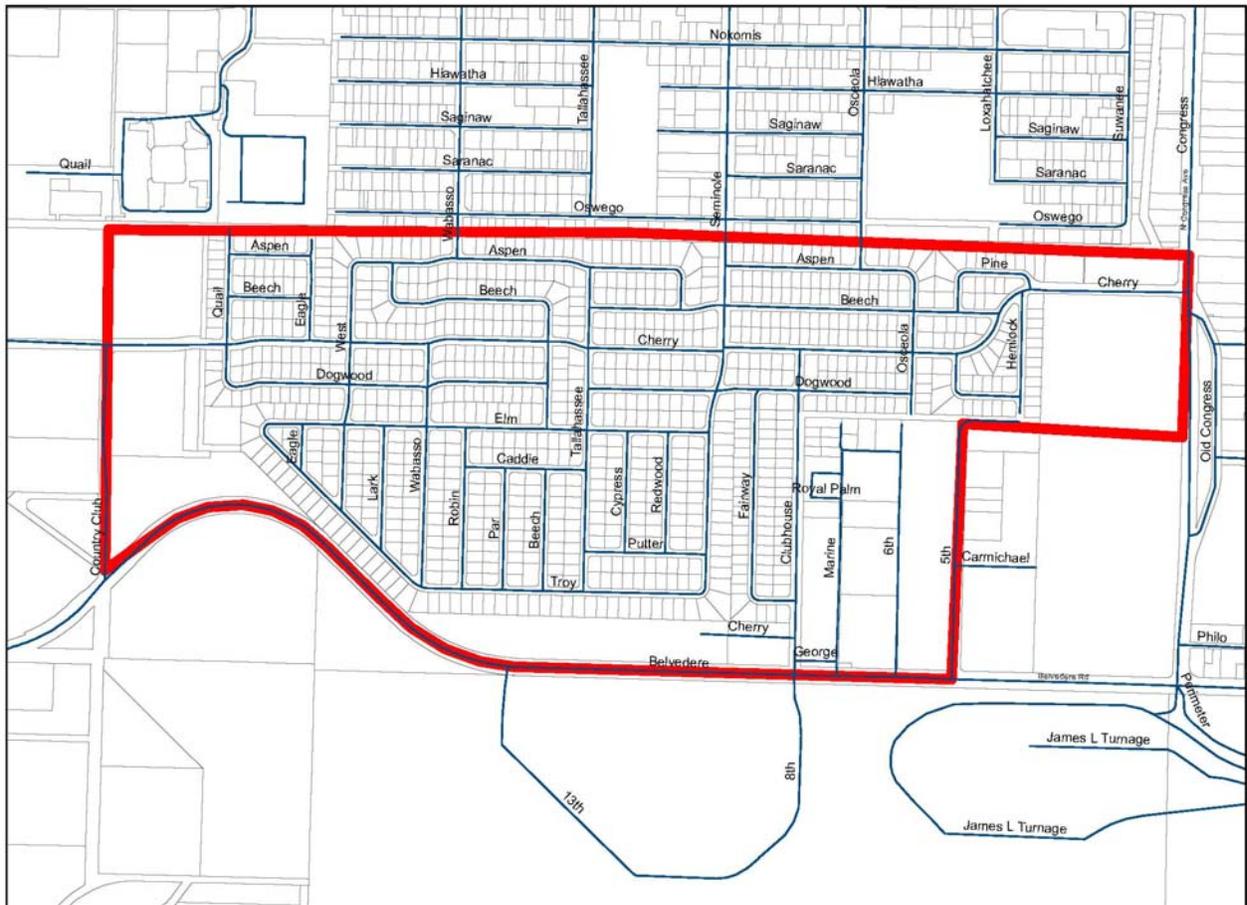
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

**Belvedere Homes:** This Target Area is located in CT 30, BG 1 and 2. The area is bounded on the north by the L-2 Canal; on the east by Congress Avenue and the eastern boundary of the Golfview Heights subdivision; on the south by the southern boundary of the Golfview Heights subdivision; and on the west by Country Club Road. The area is included in Range 42, Township 43, Section 25; and Range 43, Township 43, Sections 30, and is roughly 0.44 square miles.

The estimated percentage of low/mod income persons in the area is 61.4%. Of the area's population, approximately 2639 are White (66.4%); 737 are Black (18.5%); and 600 are of other races (15.1 %). In addition, approximately 1350 persons (34.0%) are of Hispanic origin.

Of 1313 housing structures, 213 (16.2%) are overcrowded. Furthermore, 38.3% are categorized as “sound”; 50.6% exhibit “minor deterioration”; 11.1% exhibit “major deterioration”; and 0% are “dilapidated.”



**Belvedere Homes Target Area**

Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Canal Point Target Area: This Target Area is located in CT 80.01, and includes all or part of BG 1. The area is bounded on the north by 5<sup>th</sup> Street; on the east by Bryant Avenue and Everglades Street; on the south by the canal south of Cypress Avenue; and on the west by railroad tracks owned by the FEC railroad. The area is included in Range 37, Township 41, Sections 33 and 34, and is approximately 0.16 square miles.

The estimated percentage of low/mod income persons in the area is 61.5%. Of the area's population, approximately 494 are White (13.3%); 2083 are Black (55.9%); and 132 are of other races (3.5%). In addition, approximately 1018 persons (27.3%) are of Hispanic origin.

Of 1242 housing structures, 286 (23.0%) are overcrowded. Furthermore, 7.4% are categorized as “sound”; 27.4% exhibit “minor deterioration”; 51.6% exhibit “major deterioration”; and 13.7% are “dilapidated.”



**Canal Point Target Area**

Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Dale Road Area: This Target Area is located in CT 42.01 and includes all or part of BG 3. The area is bounded on the north by Canal 9 Road; on the east by Kirk Road; on the south by Park Lane; and on the west by Military Trail. The area excludes the Marlboro Court Mobile Home Park. The area is included in Range 42, Township 44, Section 13, and is roughly 0.11 square miles.

The estimated percentage of low/mod income persons in the area is 61.5%. Of the area's population, approximately 1,852 are White (78.0%); 117 are Black (4.9%); and 404 are of other races (17.0 %). In addition, approximately 959 persons (40.4%) are of Hispanic origin.

Of 870 housing units, 116 (13.3%) are overcrowded. Furthermore, 57.1% are categorized as “sound”; 33.1% exhibit “minor deterioration”; 9.7% exhibit “major deterioration”; and 0.0% are “dilapidated.”



**Dale Road Target Area**

Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Dyson Circle/Dillman Heights Target Area: This Target Area is located in CT 39.02, and includes all or part of BG 1. The area is bounded on the north by Sunny Lane; on the east by Military Trail; on the south by Summit Boulevard; and on the west by Haverhill Road. The area is included in Range 42, Township 44, Section 1, and is approximately 0.23 square miles.

The estimated percentage of low/mod income persons in the area is 75.5%. Of the area's population, approximately 904 are White (59.7%); 405 are Black (26.8%); and 205 are of other races (13.5%). In addition, approximately 446 persons (29.5%) are of Hispanic origin.

Of 502 housing structures, 49 (9.7%) are overcrowded. Furthermore, 58.4% are categorized as “sound”; 39.7% exhibit “minor deterioration”; 1.9% exhibit “major deterioration”; and 0% are “dilapidated.”



**Dyson Circle/Dillman Heights Target Area**

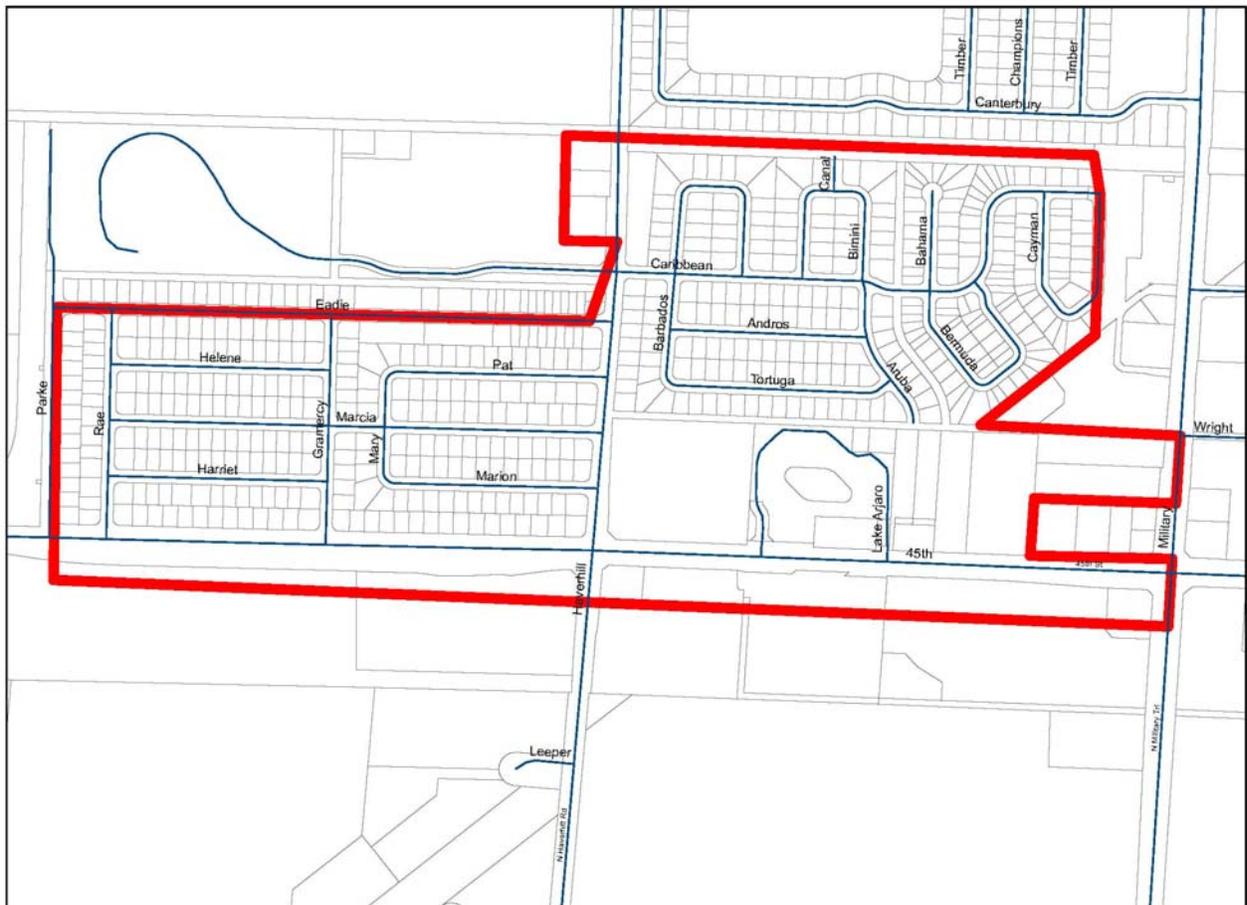
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

**Gramercy Park Target Area:** This Target Area is located in CT 10.02, and includes all or part of BG 2. The area is bounded on the north by the municipal bounds of the Cities of West Palm Beach and Riviera Beach; on the east by Military Trail; on the south by 45<sup>th</sup> Street; and on the west by Parke Avenue and Haverhill Road. The area is included in Range 42, Township 43, Sections 2 and 3, and is approximately 0.25 square miles.

The estimated percentage of low/mod income persons in the area is 58.8%. Of the area's population, approximately 870 are White (20.5%); 3065 are Black (72.1%); and 314 are of other races (7.4%). In addition, approximately 473 persons (11.1%) are of Hispanic origin.

Of 1312 housing structures, 249 (18.9%) are overcrowded. Furthermore, 41.7% are categorized as “sound”; 54.4% exhibit “minor deterioration”; 3.8% exhibit “major deterioration”; and 0% are “dilapidated.”



**Gramercy Park Target Area**

Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Holt Estates Target Area: This Target Area is located in CT 40.09 and 41.02, and includes all or part of BG 1. The area is bounded on the north by Summit Boulevard; on the east by Kirk Road; and on the west by Military Trail south to Summit Boulevard, west to Mango Drive, South to Kelmar Drive, and east to Military Trail. The area is included in Range 42, Township 44, Section 12, and is approximately 0.31 square miles.

The estimated percentage of low/mod income persons in the area is 65.7%. Of the area's population, approximately 2473 are White (78.8%); 121 are Black (3.8%); and 545 are of other races (17.4%). In addition, approximately 1219 persons (38.8%) are of Hispanic origin.

Of 1167 housing structures, 204 (17.4%) are overcrowded. Furthermore, 39.0% are categorized as “sound”; 47.3% exhibit “minor deterioration”; 13.7% exhibit “major deterioration”; and 0% are “dilapidated.”



**Holt Estates Target Area**

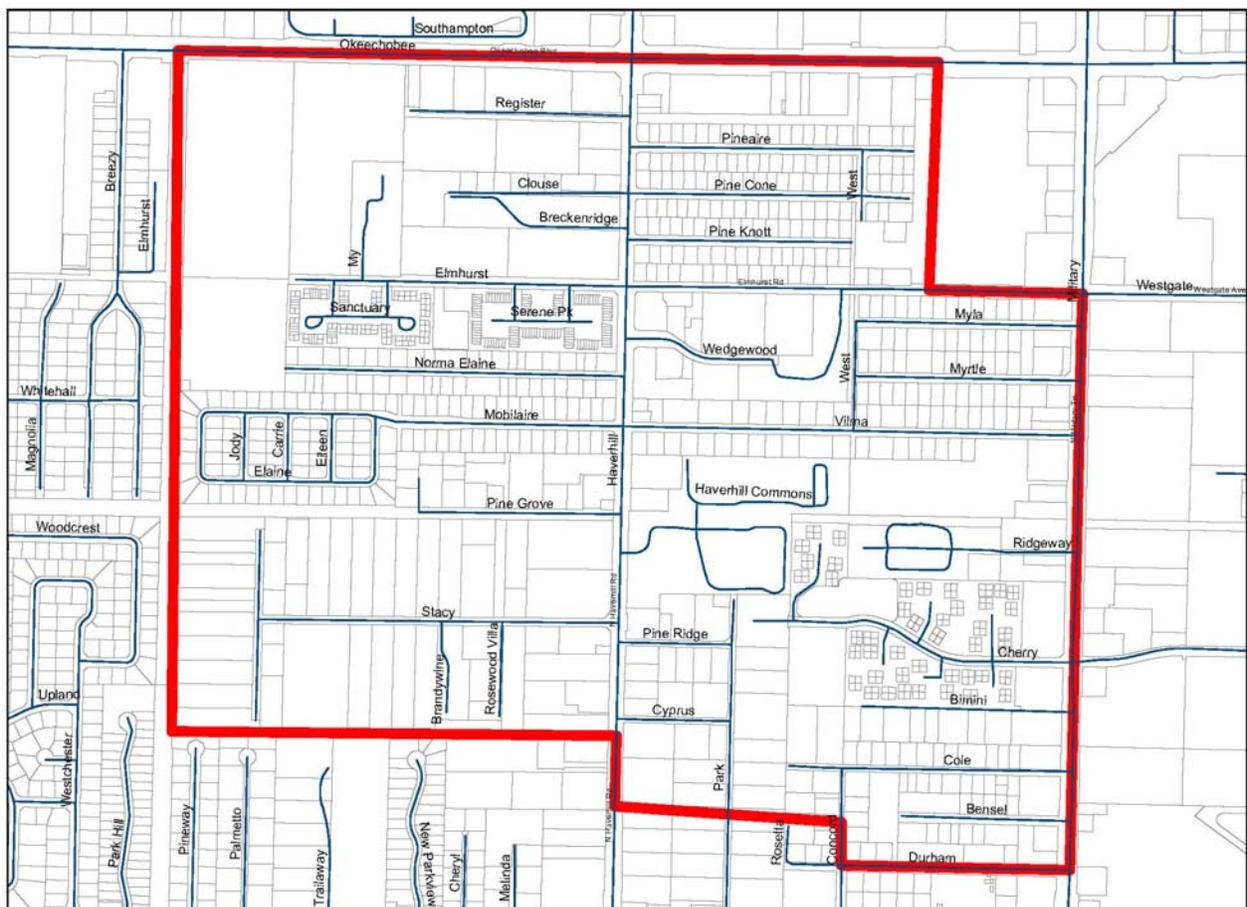
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Knotty Pine Acres/Pine Ridge Target Area: This Target Area is located in CT 31.02, and includes all or part of BG 1 and 2. The area is bounded on the north by Okeechobee Boulevard; on the east by Military Trail; on the south by the Town of Haverhill; and on the west by the E3 Canal. The area is included in Range 42, Township 43, Sections 25 and 26, and is approximately 0.68 square miles.

The estimated percentage of low/mod income persons in the area is 72.4%. Of the area's population, approximately 3160 are White (53.3%); 2172 are Black (36.6%); and 596 are of other races (10.1%). In addition, approximately 1203 persons (20.3%) are of Hispanic origin.

Of 2417 housing structures, 345 (14.3%) are overcrowded. Furthermore, 50.8% are categorized as “sound”; 46.7% exhibit “minor deterioration”; 2.1% exhibit “major deterioration”; and 0.4% are “dilapidated.”



**Knotty Pine Target Area**

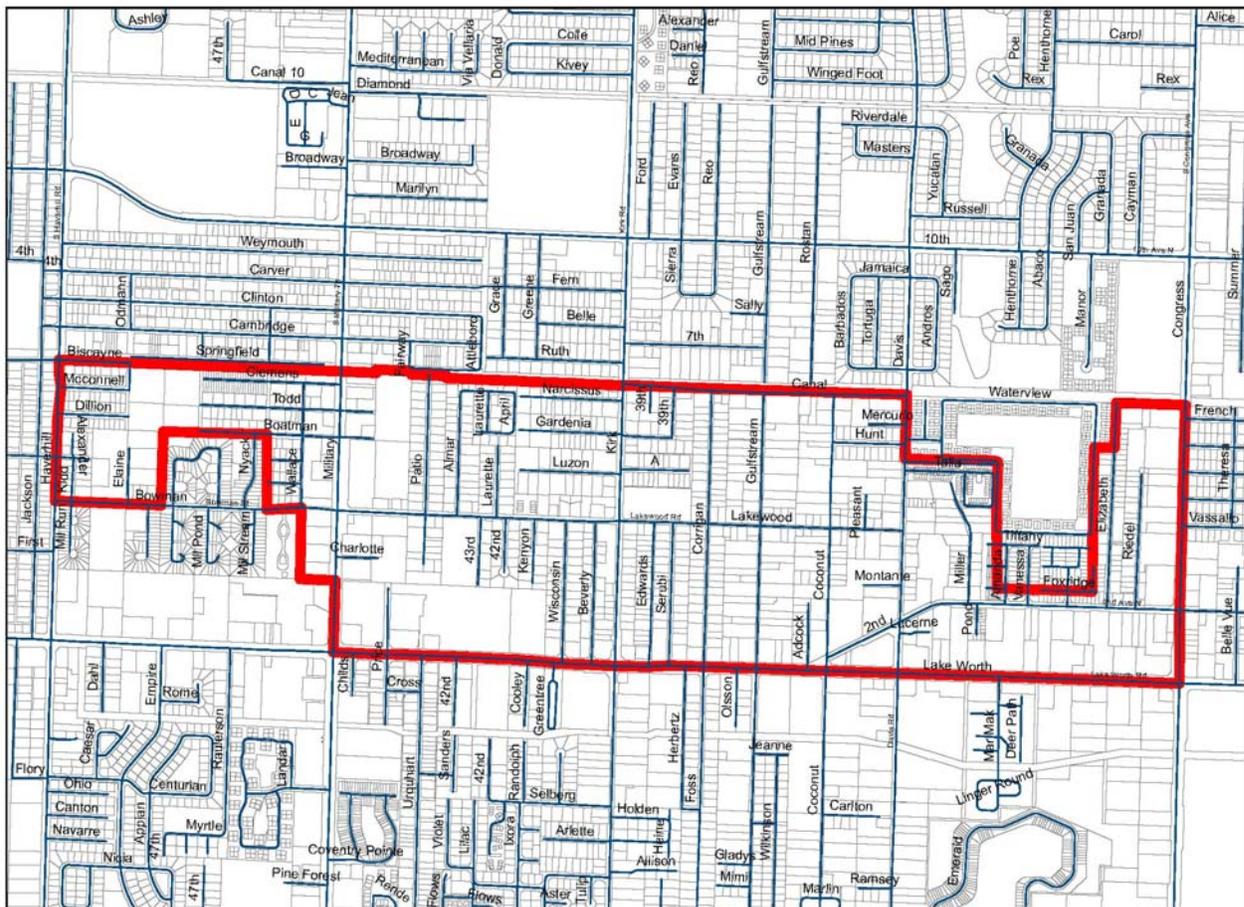
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

**Lake Worth Corridor Central Target Area:** This Target Area is located in CT 46.02, and includes all or part of BG 1, 2 and 3; and CT 47.04, including all or part of BG 1. The area is bounded on the north by the L-11 Canal and the Village of Palm Springs; on the east by Congress Avenue; on the south by Lake Worth Road; and on the west by Haverhill Road and the City of Greenacres. The area is included in Range 42, Township 44, Sections 24, and Range 43, Township 44, Section 19, and is approximately 0.76 square miles.

The estimated percentage of low/mod income persons in the area is 63.4%. Of the area's population, approximately 4586 are White (70.4%); 561 are Black (8.6%); and 1359 are of other races (20.9%). In addition, approximately 2647 persons (40.6%) are of Hispanic origin.

Of 2379 housing structures, 377 (15.8%) are overcrowded. Furthermore, 38.6% are categorized as “sound”; 51.1% exhibit “minor deterioration”; 9.5% exhibit “major deterioration”; and 0.9% are “dilapidated.”



**Lake Worth Corridor Central Target Area**

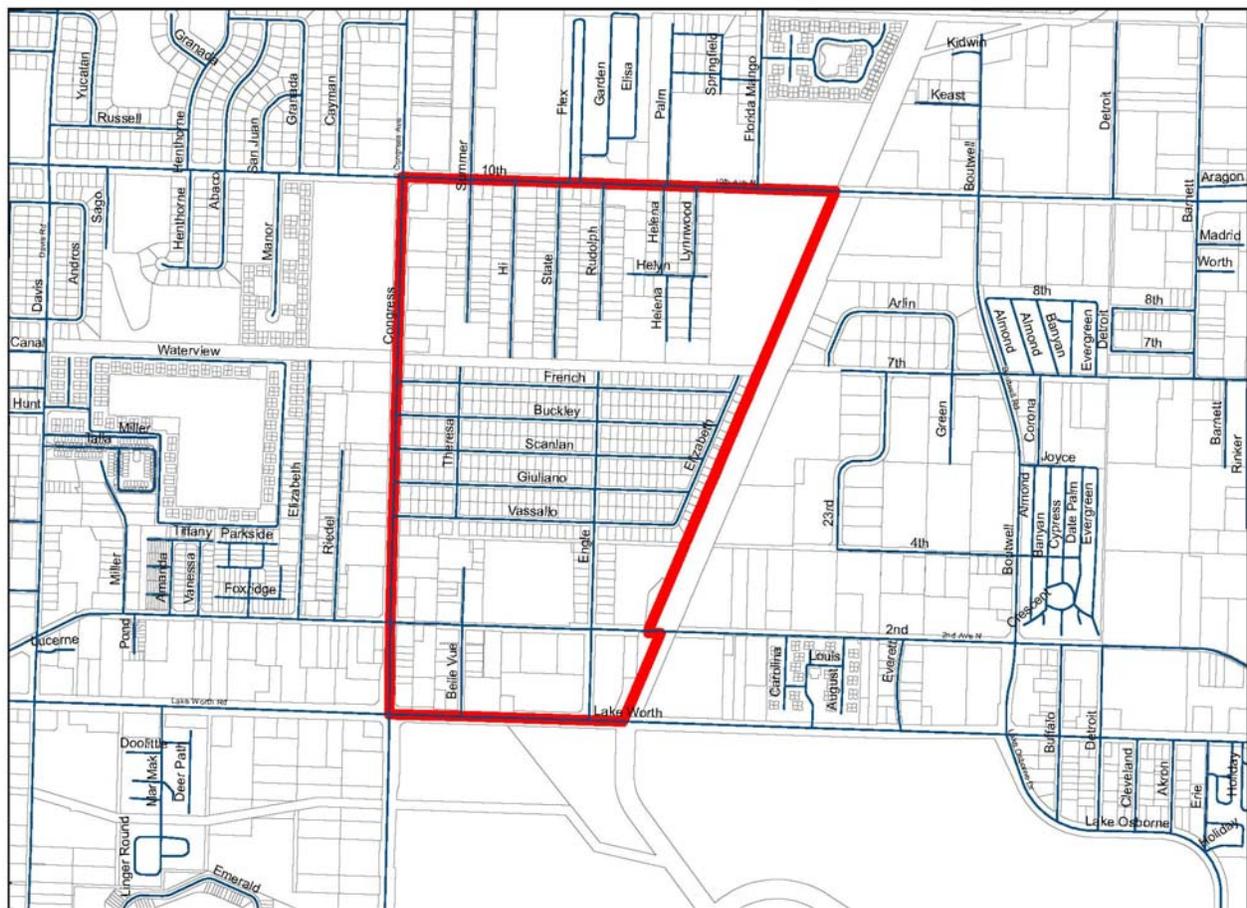
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Lake Worth Corridor East Target Area: This Target Area is located in CT 45.00, and includes all or part of BG 2. The area is bounded on the north by 10<sup>th</sup> Avenue North and Mediterranean Road; on the east by the E-4 Canal; on the south by Lake Worth Road; and on the west by Congress Avenue and the Town of Palm Springs. The area is included in Range 43, Township 44, Sections 20, and is approximately 0.38 square miles.

The estimated percentage of low/mod income persons in the area is 64.9%. Of the area's population, approximately 2417 are White (67.0%); 643 are Black (17.8%); and 550 are of other races (15.2%). In addition, approximately 996 persons (27.6%) are of Hispanic origin.

Of 1592 housing structures, 129 (8.1%) are overcrowded. Furthermore, 44.2% are categorized as “sound”; 54.0% exhibit “minor deterioration”; 1.5% exhibit “major deterioration”; and 0.3% are “dilapidated.”



**Lake Worth Corridor East Target Area**

Source: 2000 US Census  
Palm Beach County GIS

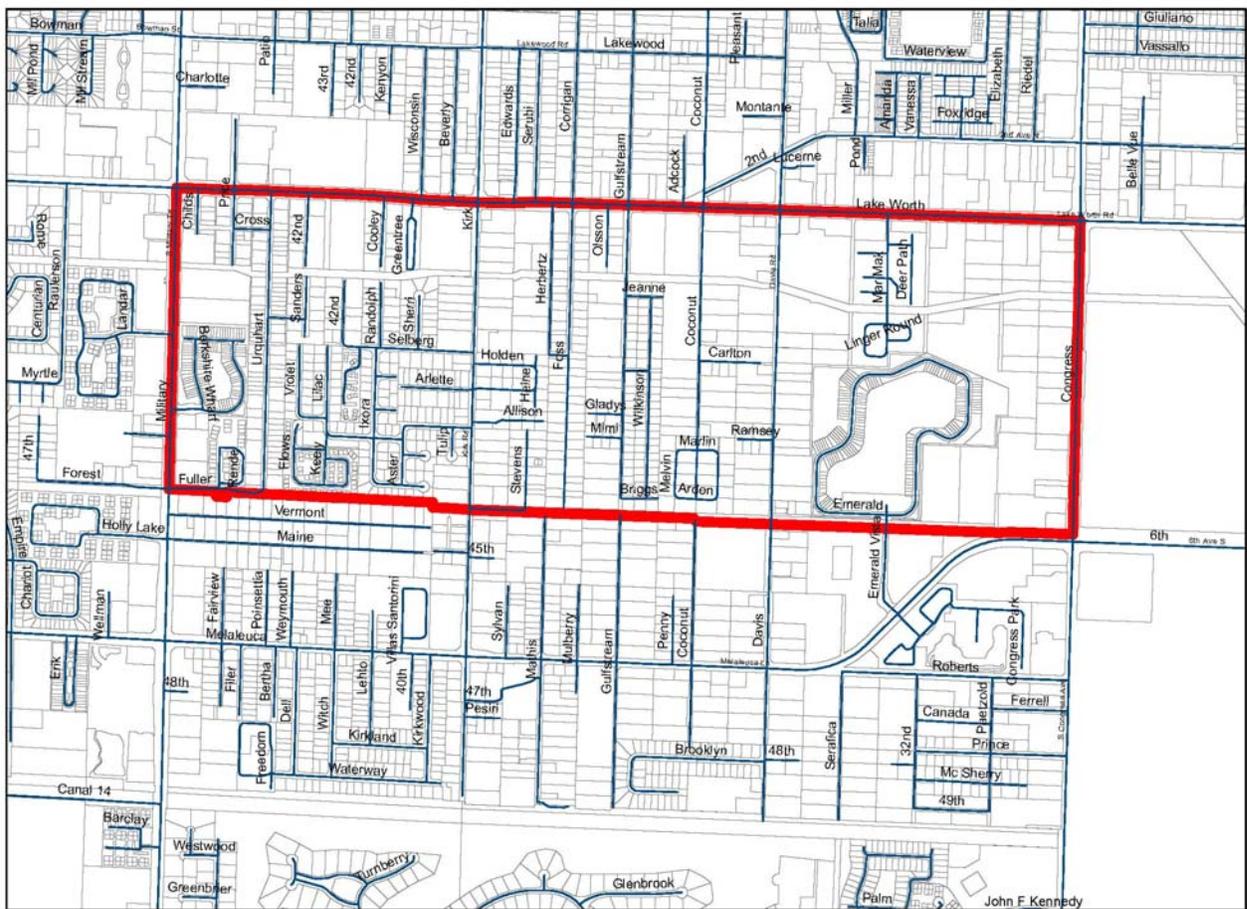


### Category III Target Areas

**Lake Worth Corridor South (A) Target Area:** This Target Area is located in CT 49.01, and includes all or part of BG 1 and 2. The area is bounded on the north by Lake Worth Road; on the east by Congress Avenue; on the south by the L-13 Canal; and on the west by Military Trail. The area is included in Range 42, Township 44, Sections 25 and 30, and is roughly 0.8 square miles.

The estimated percentage of low/mod income persons in the area is 66.0%. Of the area's population, approximately 2098 are White (68.1%); 251 are Black (8.1%); and 732 are of other races (23.8%). In addition, approximately 1192 persons (38.7%) are of Hispanic origin.

Of 1166 housing structures, 116 (9.9%) are overcrowded. Furthermore, 39.4% are categorized as “sound”; 47.5% exhibit “minor deterioration”; 9.5% exhibit “major deterioration”; and 3.3% are “dilapidated.”



**Lake Worth Corridor South (A) Target Area**

Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Lake Worth Corridor South (B) Target Area: This Target Area is located in CT 49.01, and includes all or part of BG 3, 4, and 5. The area is bounded on the north by the L-13 Canal; on the east by Congress Avenue; on the south by the L-14 Canal; and on the west by Military Trail. The area is included in Range 42, Township 44, Sections 25 and 30, and is roughly 0.8 square miles.

The estimated percentage of low/mod income persons in the area is 76.3%. Of the area's population, approximately 3094 are White (52.0%); 1109 are Black (18.6%); and 1750 are of other races (29.4%). In addition, approximately 2859 persons (48.0%) are of Hispanic origin.

Of 1782 housing structures, 530 (29.7%) are overcrowded. Furthermore, 44.6% are categorized as “sound”; 43.2% exhibit “minor deterioration”; 11.9% exhibit “major deterioration”; and 0.2% are “dilapidated.”



**Lake Worth Corridor South (B) Target Area**

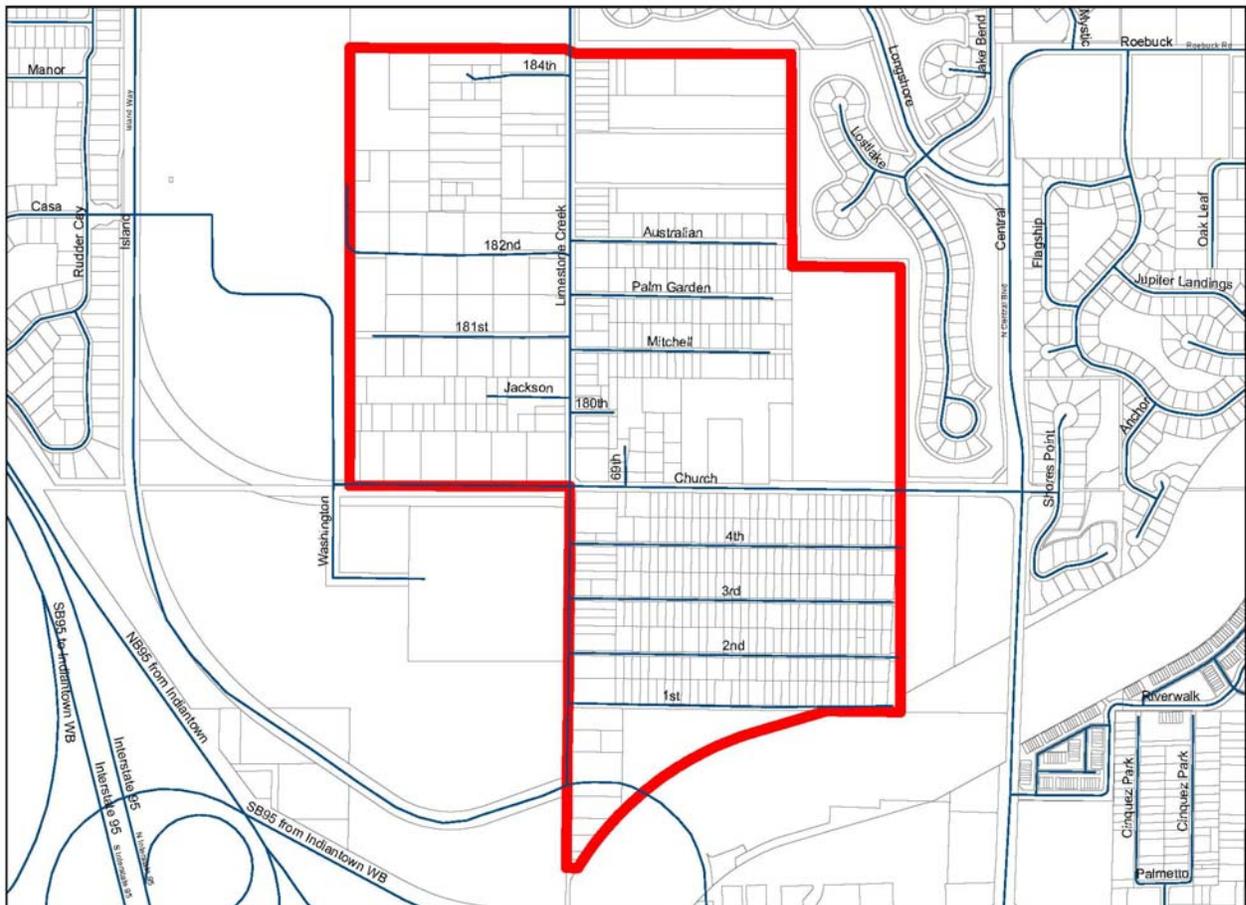
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

**Limestone Creek Target Area:** This Target Area is located in CT 2.10, and includes all or part of BG 1. The area is bounded on the north by 184<sup>th</sup> Place North; on the east by a line formulating at the eastern terminus of Australian, Palm Garden, and Mitchell Streets, and a line formulating at the terminus of First, Second, Third, and Fourth Streets; on the south by the C-18 Canal; and on the west by Limestone Creek Road and a line formulating at the western terminus of 181<sup>st</sup> and 182<sup>nd</sup> Streets. The area is included in Range 42, Township 40, Sections 33 and 34, and is approximately 0.41 square miles.

The estimated percentage of low/mod income persons in the area is 65.2%. Of the area's population, approximately 785 are White (63.4%); 347 are Black (28.0%); and 51 are of other races (4.1%). In addition, approximately 55 persons (4.4%) are of Hispanic origin.

Of 423 housing structures, 0 (0%) are overcrowded. Furthermore, 57.7% are categorized as “sound”; 27.0% exhibit “minor deterioration”; 11.0% exhibit “major deterioration”; and 4.3% are “dilapidated.”



**Limestone Creek Target Area**

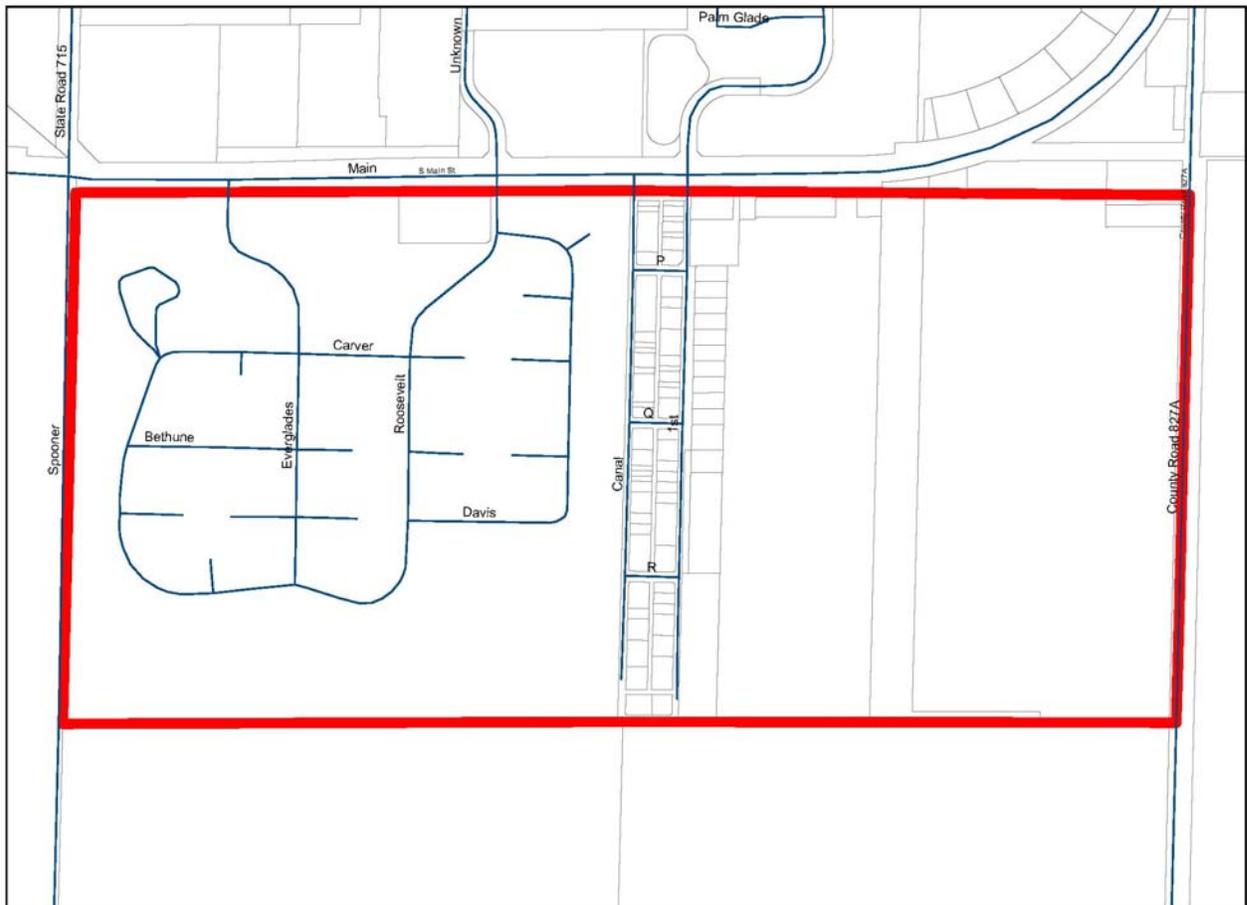
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Raderville/Okeechobee Center Target Area: This Target Area is located in CT 83.01, and includes all or part of BG 1. The area is bounded on the north by State Route 80; on the east by 1<sup>st</sup> Street; on the south by a canal; and on the west by Bethune Street. The area is included in Range 37, Township 44, Section 70, and is approximately 0.3 square miles.

The estimated percentage of low/mod income persons in the area is 97.4%. Of the area's population, approximately 208 are White (12.0%); 999 are Black (57.5%); and 111 are of other races (6.4%). In addition, approximately 419 persons (24.1%) are of Hispanic origin.

Of 766 housing structures, 163 (21.3%) are overcrowded. Furthermore, 9.8% are categorized as “sound”; 67.9% exhibit “minor deterioration”; 21.1% exhibit “major deterioration”; and 1.3% are “dilapidated.”



**Raderville/Okeechobee Center Target Area**

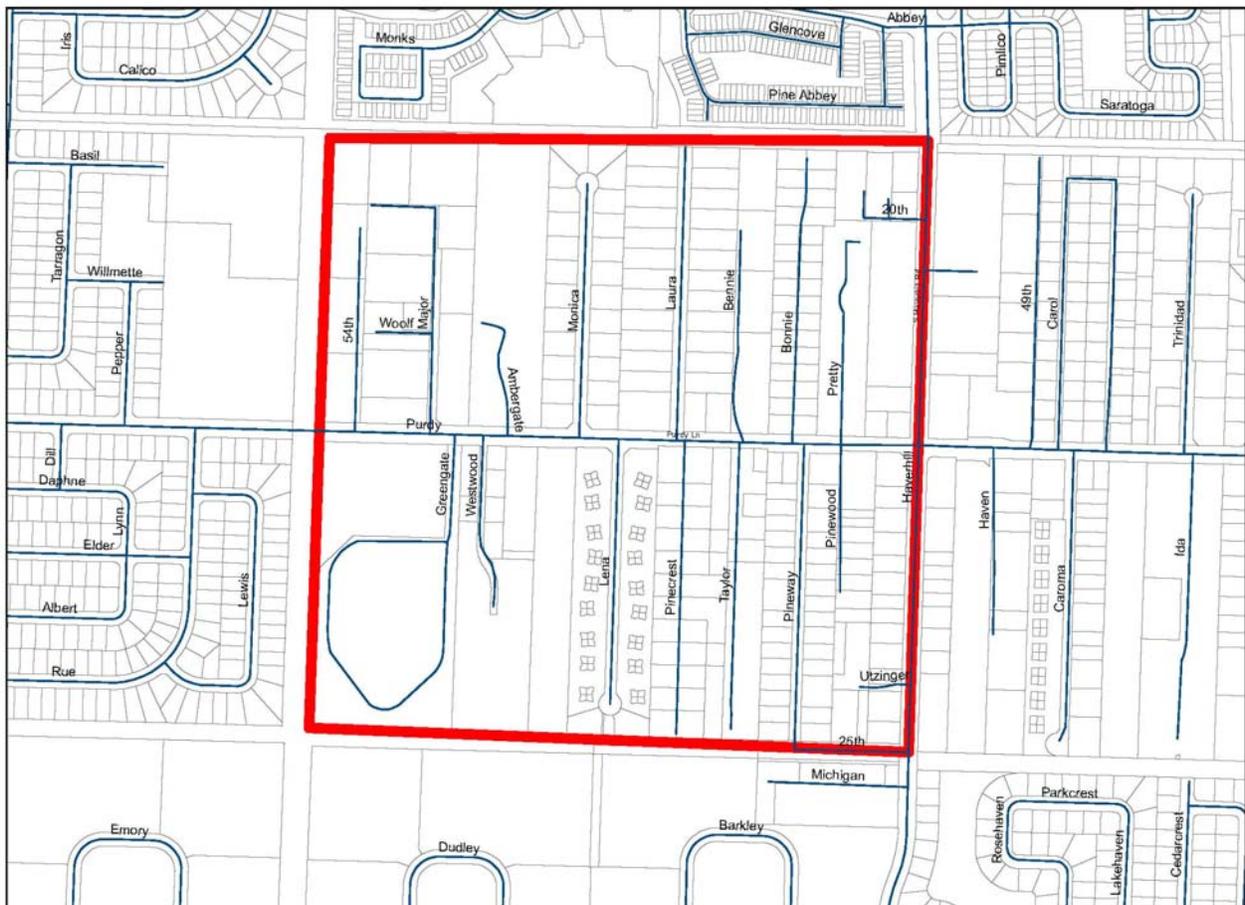
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Ranch Haven/Laura Lane Target Area: This Target Area is located in CT 40.10, and includes all or part of BG 2. The area is bounded on the north by the L-8 Canal; on the east by Haverhill Road; on the south by the L-9 Canal; and on the west by the E-3 Canal. The area is included in Range 42, Township 44, Section 14, and is approximately 0.26 square miles.

The estimated percentage of low/mod income persons in the area is 56.2%. Of the area's population, approximately 1127 are White (76.9%); 142 are Black (9.7%); and 196 are of other races (13.4%). In addition, approximately 368 persons (25.1%) are of Hispanic origin.

Of 634 housing structures, 79 (12.4%) are overcrowded. Furthermore, 66.9% are categorized as “sound”; 32.0% exhibit “minor deterioration”; 0.9% exhibit “major deterioration”; and 0.2% are “dilapidated.”



**Ranch Haven/Laura Lane Target Area**

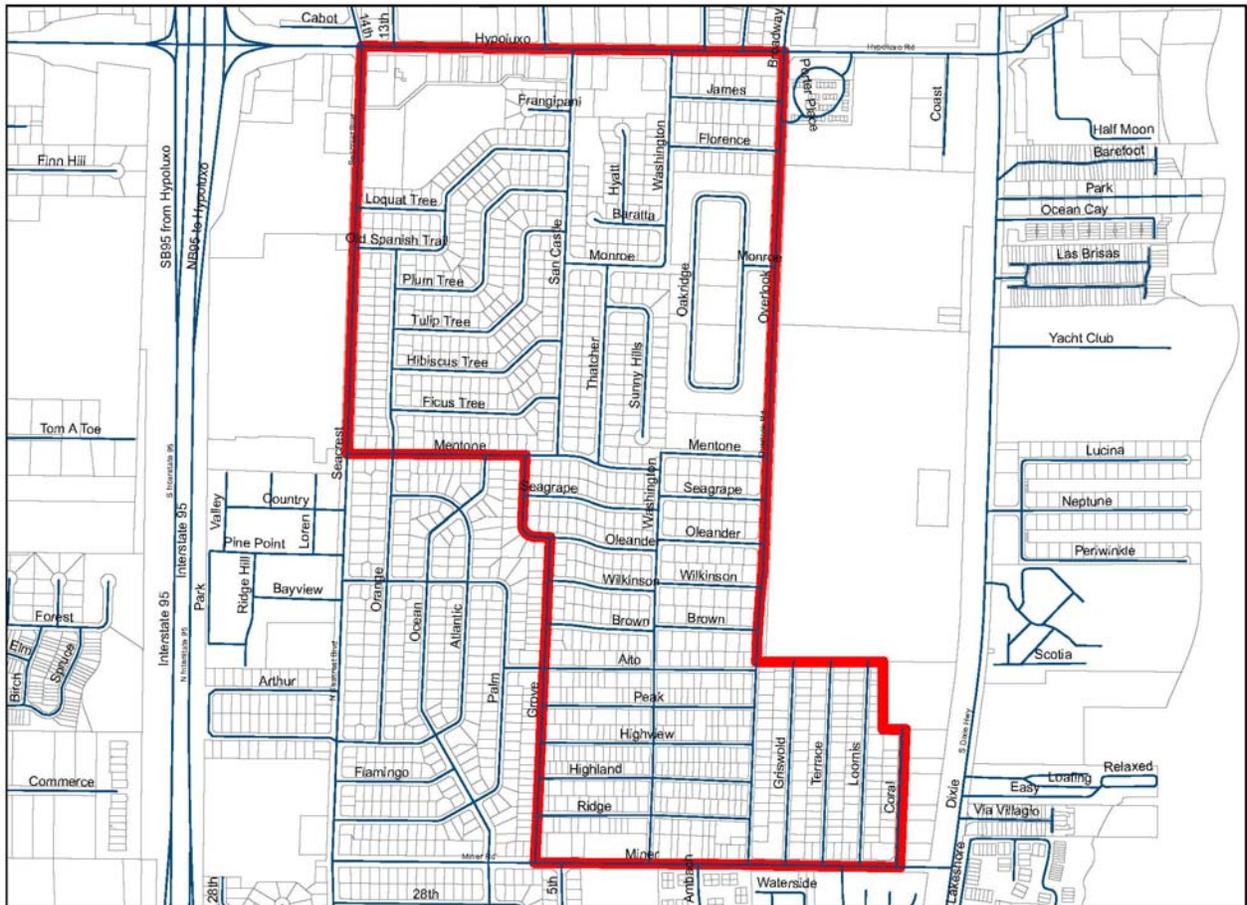
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

**San Castle Target Area:** This Target Area is located in CT 56.00, and includes all or part of BG 1, 2, and 3. The area is bounded on the north by Hypoluxo Road; on the east by Overlook Road and Coral Street; on the south by Miner Road and Mentone Road; and on the west by Seacrest Boulevard and Grove Road. The area is included in Range 43, Township 45, Sections 9 and 10, and is approximately 0.41 square miles.

The estimated percentage of low/mod income persons in the area is 66.0%. Of the area's population, approximately 4136 are White (64.9%); 1473 are Black (23.1%); and 768 are of other races (12.0%). In addition, approximately 1407 persons (22.1%) are of Hispanic origin.

Of 2944 housing structures, 317 (10.8%) are overcrowded. Furthermore, 36.5% are categorized as “sound”; 54.6% exhibit “minor deterioration”; 7.8% exhibit “major deterioration”; and 1.0% are “dilapidated.”



**San Castle Target Area**

Source: 2000 US Census  
Palm Beach County GIS

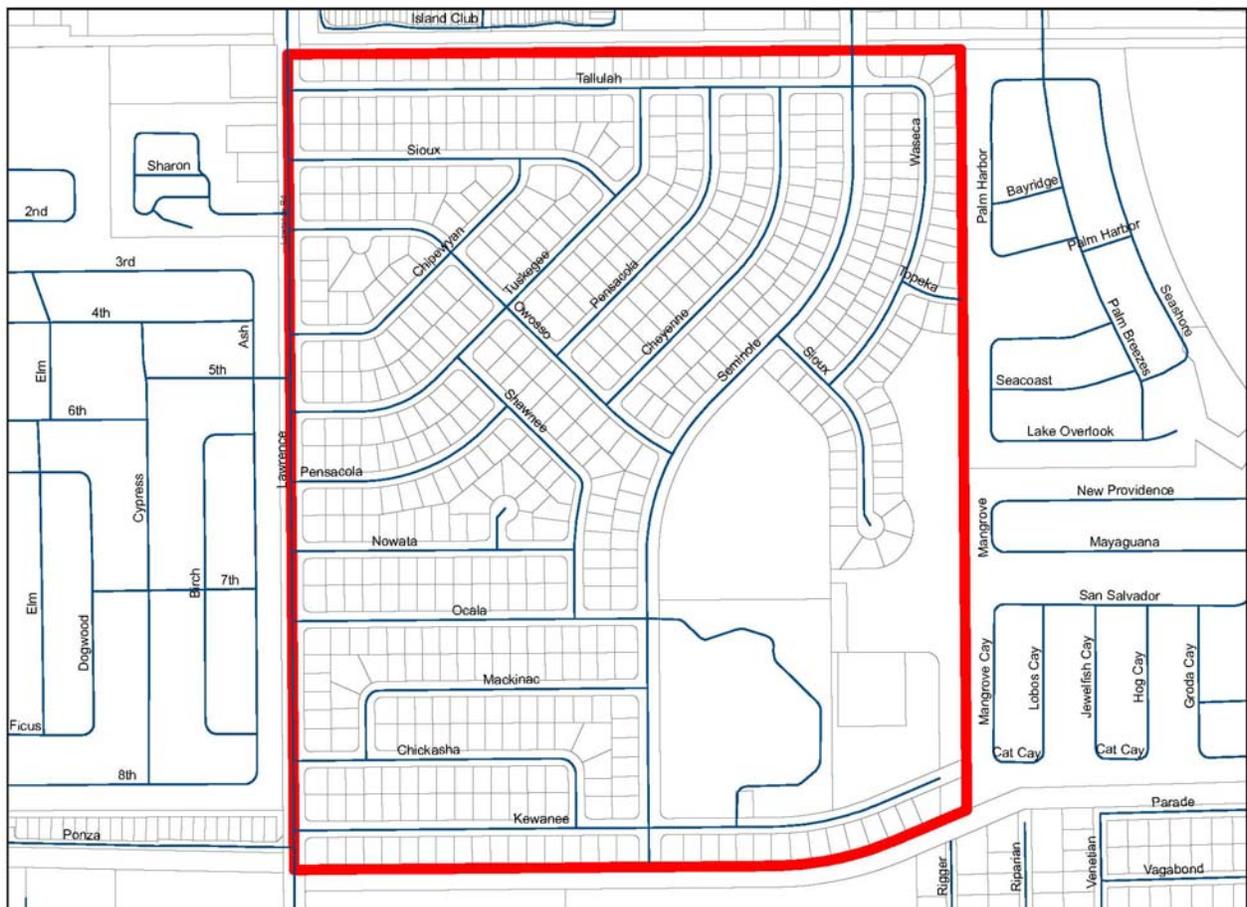


### Category III Target Areas

**Seminole Manor Target Area:** This Target Area is located in CT 58.06, and includes all or part of BG 1. The area is bounded on the north by the L-16 Canal; on the east by the eastern termini of Kewanee and Topeka Roads; on the south by the L-17 Canal; and on the west by Lawrence Road. The area is included in Range 43, Township 45, Section 6, and is approximately 0.26 square miles.

The estimated percentage of low/mod income persons in the area is 66.7%. Of the area's population, approximately 2222 are White (72.6%); 454 are Black (14.8%); and 385 are of other races (12.6%). In addition, approximately 728 persons (23.8%) are of Hispanic origin.

Of 1202 housing structures, 98 (8.3%) are overcrowded. Furthermore, 45.3% are categorized as “sound”; 52.3% exhibit “minor deterioration”; 2.0% exhibit “major deterioration”; and 0.4% are “dilapidated.”



**Seminole Manor Target Area**

Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Southern Boulevard/Royal Palm Target Area: This Target Area is located in CT 32, and includes all or part of BG 2. The area is bounded on the north by Lake Worth Drainage District Canal L-4; on the east by Haverhill Road; on the south by Southern Boulevard; and on the west by Cypress Avenue. The area is included in Range 42, Township 43, Section 35, and is approximately 0.70 square miles.

The estimated percentage of low/mod income persons in the area is 70.0%. Of the area's population, approximately 2449 are White (71.6%); 489 are Black (14.3%); and 482 are of other races (14.1%). In addition, approximately 1034 persons (30.2%) are of Hispanic origin.

Of 1158 housing structures, 135 (11.7%) are overcrowded. Furthermore, 42.4% are categorized as “sound”; 52.1% exhibit “minor deterioration”; 4.95% exhibit “major deterioration”; and 0.6% are “dilapidated.”



**Southern Boulevard Pines/Royal Palm Estates Target Area**

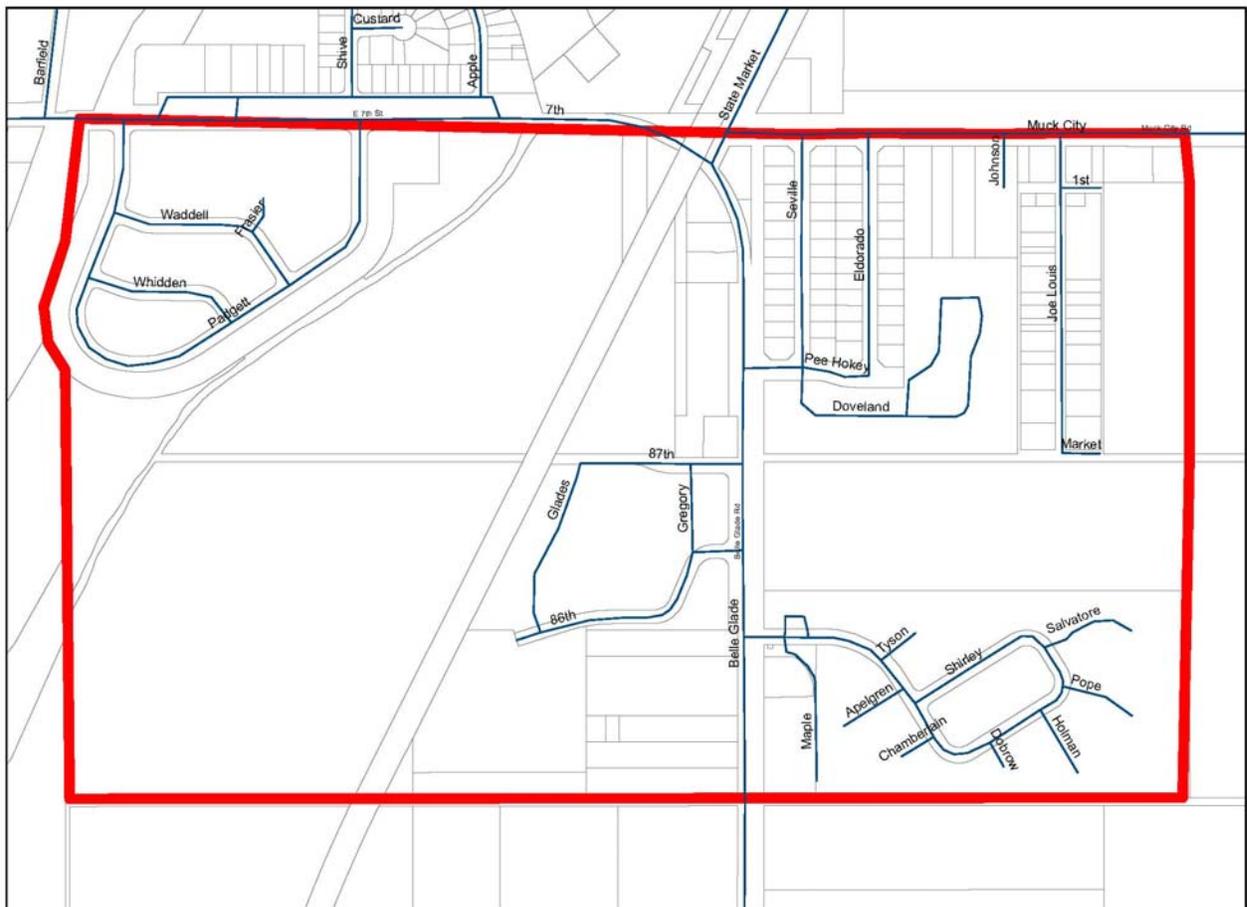
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Streamline/Fremd Village/Padgett Island Target Area: This Target Area is located in CT 80.01, and includes all or part of BG 1, and CT 80.02, including all or part of BG 1. The area is bounded on the north by Muck City Road and US HWY 441; on the east by Joe Louis Avenue; on the south by Fremd Village; and on the west by Padgett Village. The area is included in Range 37, Township 42, Section 20, and is approximately 0.38 square miles.

The estimated percentage of low/mod income persons in the area is 87.1%. Of the area's population, approximately 1093 are White (12.0%); 5536 are Black (60.9%); and 233 are of other races (2.6%). In addition, approximately 2225 persons (24.5%) are of Hispanic origin.

Of 3058 housing structures, 710 (23.2%) are overcrowded. Furthermore, 31.8% are categorized as “sound”; 60.1% exhibit “minor deterioration”; 3.1% exhibit “major deterioration”; and 4.9% are “dilapidated.”



**Streamline/Fremd Village/Padgett Island Target Area**

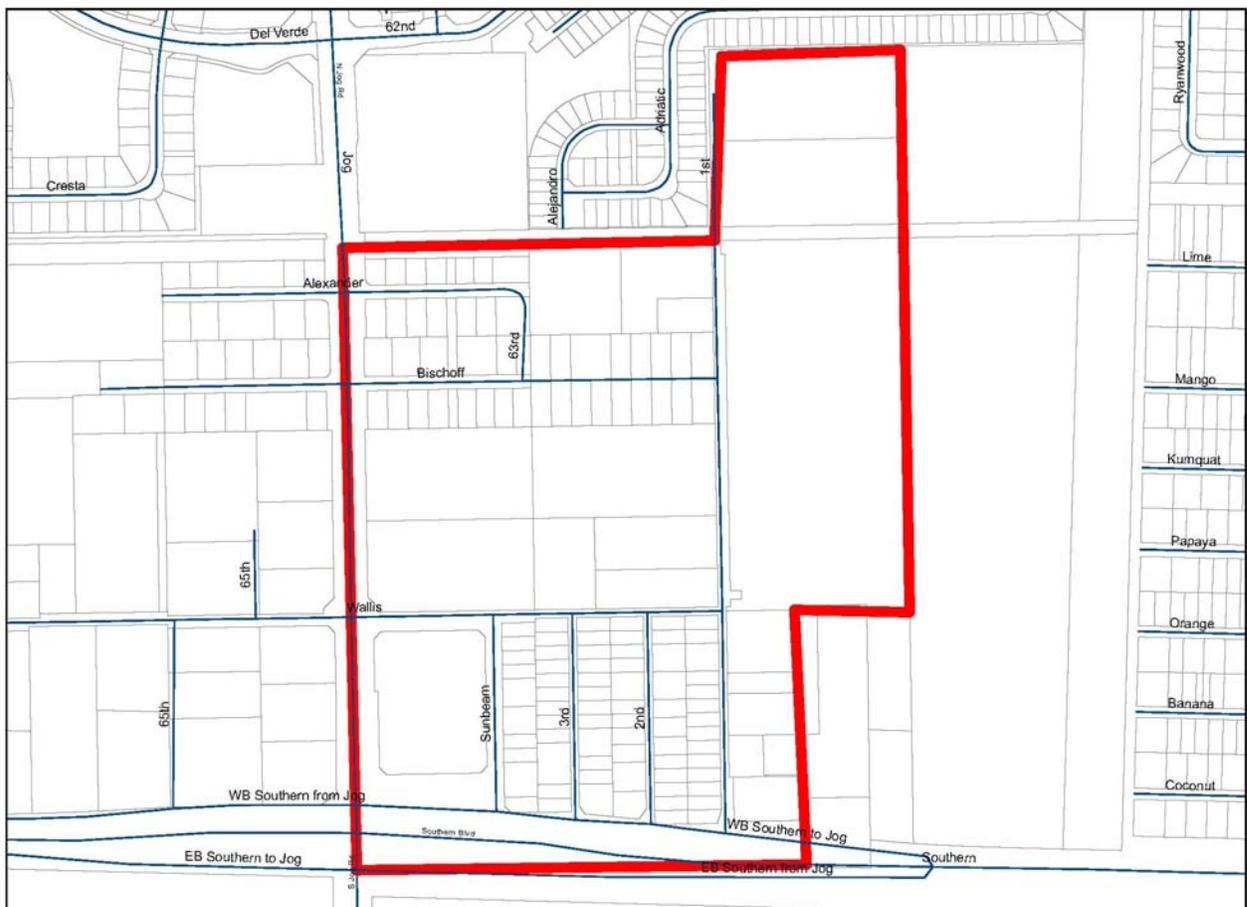
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Wallis Road Area: This Target Area is located in CT 32.00 and includes all or part of BG 3. The area is bounded on the north by the L-4 Canal; on the east by 1st Street; on the south by Southern Blvd; and on the west by Jog Road. The area is included in Range 42, Township 43, Section 34, and is roughly 0.14 square miles.

The estimated percentage of low/mod income persons in the area is 70.0%. Of the area's population, approximately 2,449 are White (71.6%); 489 are Black (14.3%); and 482 are of other races (14.1 %). In addition, approximately 1,034 persons (30.2%) are of Hispanic origin.

Of 1,148 housing units, 135 (11.7%) are overcrowded. Furthermore, 61.0% are categorized as “sound”; 35.0% exhibit “minor deterioration”; 4.0% exhibit “major deterioration”; and 0.0% are “dilapidated.”



**Wallis Road Target Area**

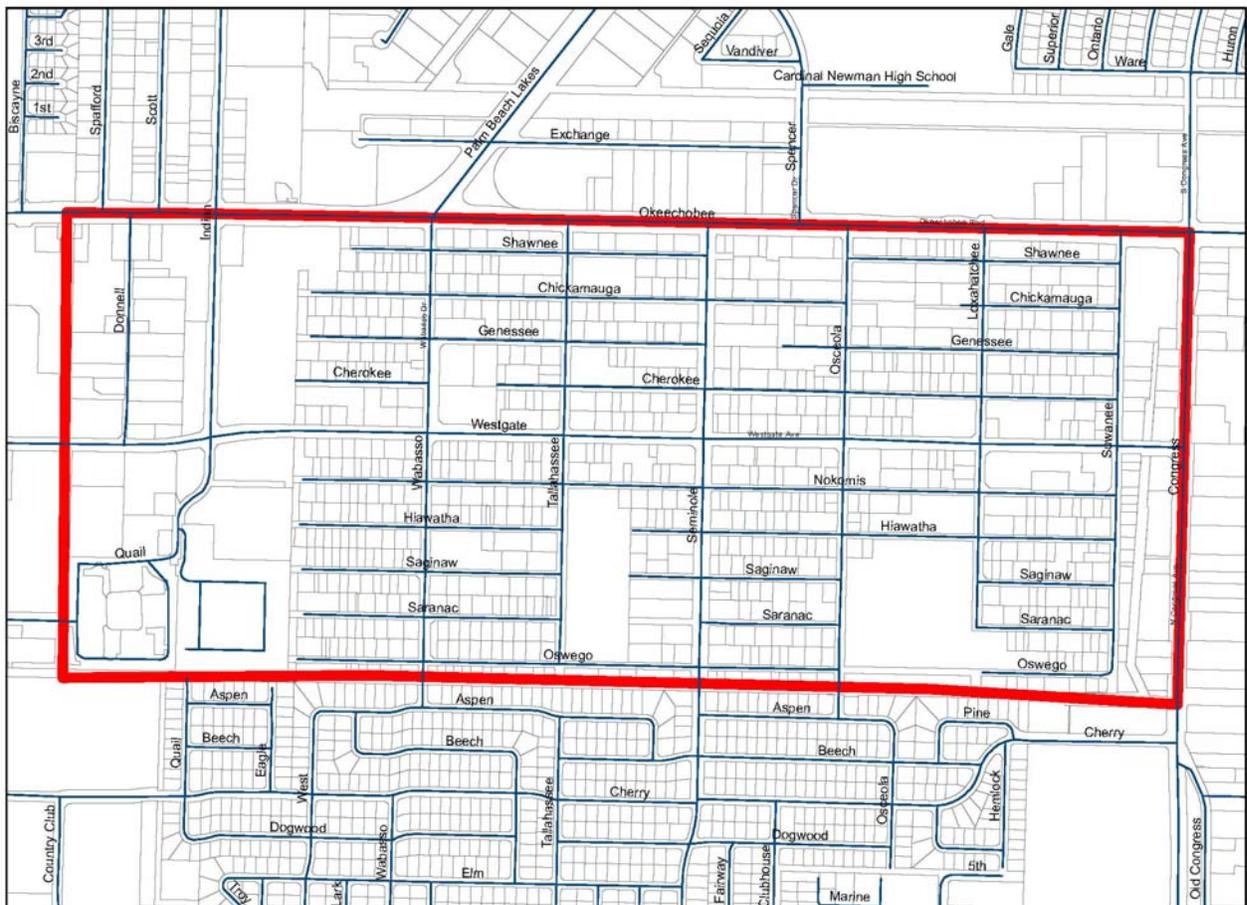
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Westgate Target Area: This Target Area is located in CT 29, and includes all or part of BG 1 and 2. The area is bounded on the north by Okeechobee Boulevard; on the east by Congress Avenue; on the south by the L-2 Canal; and on the west by Cypress Lane. The area is included in Range 42, Township 43, Section 25, and Range 43, Township 43, Section 30, and is approximately 0.65 square miles.

The estimated percentage of low/mod income persons in the area is 71.2%. Of the area's population, approximately 2421 are White (57.9%); 1229 are Black (29.4%); and 532 are of other races (12.7%). In addition, approximately 1295 persons (31.0%) are of Hispanic origin.

Of 1797 housing structures, 271 (15.1%) are overcrowded. Furthermore, 25.0% are categorized as “sound”; 55.8% exhibit “minor deterioration”; 17.8% exhibit “major deterioration”; and 1.4% are “dilapidated.”



**Westgate Target Area**

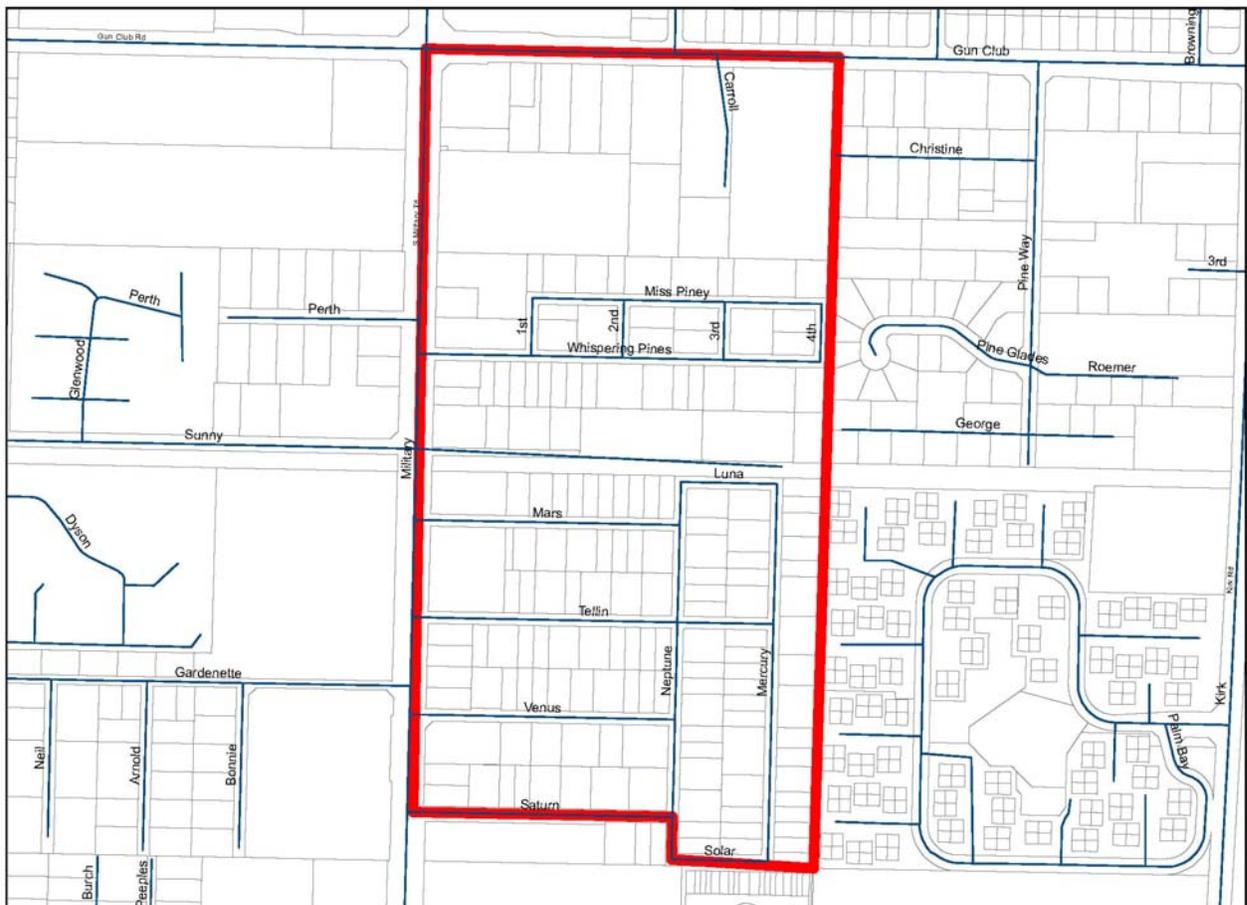
Source: 2000 US Census  
Palm Beach County GIS

### Category III Target Areas

Whispering Pines/Sky Ranch Target Area: This Target Area is located in CT 38, and includes all or part of BG 4. The area is bounded on the north by Gun Club Road; on the east by Kirk Road; on the south by Summit Boulevard; and on the west by Military Trail. The area is included in Range 42, Township 44, Section 1, and is approximately 0.13 square miles.

The estimated percentage of low/mod income persons in the area is 53.5%. Of the area's population, approximately 2402 are White (82.1%); 221 are Black (7.5%); and 304 are of other races (10.4%). In addition, approximately 775 persons (26.5%) are of Hispanic origin.

Of 1310 housing structures, 140 (10.7%) are overcrowded. Furthermore, 37.0% are categorized as “sound”; 53.6% exhibit “minor deterioration”; 7.2% exhibit “major deterioration”; and 2.2% are “dilapidated.”



**Whispering Pines/Sky Ranch Target Area**

Source: 2000 US Census  
Palm Beach County GIS

## **APPENDIX III: POLICIES FOR ACTIVITIES WITH UNSPECIFIED LOCATIONS**

### **a) DES Countywide Housing Rehabilitation Program**

The following programs fund activities whose locations are unspecified at the time the action is being prepared:

- CDBG funded Countywide Housing Rehabilitation Program;
- The various programs funded under the HOME Program (namely, the Individual Development Account Program, and activities undertaken by Community Housing Development Organizations (CHDOs) under the HOME mandated 15% set-aside);
- Activities funded under various economic development programs, such as special economic development microenterprise, Section 108 Loan Program, Float funded project, among others.

The approved policies and procedures that will govern the implementation of these programs are outlined below:

#### **DES Countywide Housing Rehabilitation Program:**

This program provides assistance for rehabilitation of substandard owner occupied housing units in order to upgrade the properties to meet applicable codes. This program caters to low- and moderate-income homeowners and provides financial assistance in the form of loans. A property owner, who owns a single-family unit, can receive up to \$45,000 in CDBG funds for repairs and associated costs, and also can receive up to \$10,000 in CDBG funds for the removal of lead-based paint from houses built prior to 1978. The owner of the rehabilitated property is required to reside at the property for the remainder of the current mortgage. Homeowner's income must be certified in order to participate in the program.

The following comprises the main qualifying criteria under these housing programs:

- Applicant must be the owner of record of the property;
- Applicant must reside at the property;
- Property must be substandard and be located in the unincorporated area of Palm Beach County or be located within the city limits of a municipality having an inter-local agreement with Palm Beach County;
- Property must consist of one detached dwelling unit and be entirely used for residential purposes;
- The applicant's property tax obligation must be current at time of approval;
- The applicant's household must be a low/moderate income household pursuant to applicable HUD standards. This determination is based on the household's size and income.

The following provides an overview of the major phases of this program:

The Application and Initial Inspection Process: At this initial stage an applicant submits an application form, provides documentation in support of the application, and signs certain release forms authorizing DES to verify the application's content with third parties. During this stage, an initial inspection of the property and the feasibility of undertaking the rehabilitation is assessed. A lead-based paint inspection is also performed for properties built before 1978.

The Verification Process: Information provided by the applicant is verified through outside parties, and additional information (such as title information) is also obtained that is needed in reaching a decision on whether or not to proceed with the project.

The Work Write-Up Preparation Process: This process entails the preparation of detailed construction specifications to address deficiencies identified at the property by DES's inspector, as well as specifications for lead-based paint abatement when such is determined necessary. The process incorporates the property owner's preferences on execution of the work intended to upgrade the property to applicable housing and building code standards and allows for incorporation of a limited amount of general property improvements.

The Construction Bidding Process: The work write-up specifications prepared by DES's inspector are let for competitive bidding by contractors on a pre-screened list of bidders. Additionally, bids are let for extermination of termite or other wood destroying organisms where such infestation is found at the property. This process also includes a tabulation of bids received and an evaluation of the lowest responsive bid.

The Underwriting and Approval Process: Given firm construction and extermination costs and requisite information necessary to underwrite a project, a recommendation for funding is made to the County Administrator, or designee (the Director of DES), when the project meets the requirements of these policies. Alternatively, funding may be approved by the Board of County Commissioners if waivers to these policies are needed. A closing is conducted thereafter at which certain documents are executed.

The Construction Process: Having received the necessary approvals, a project proceeds to the construction phase (including lead-based paint abatement where required) which implements the intent of the program. Work is inspected by DES and approved for payment by DES and the property owner. Termite treatment is performed thereafter if needed.

**b) HOME First Mortgage Loan Financing and/or Second Mortgage Subsidy Program; Lease with option to buy Program; Homes acquired under the Individual Development Account (IDA) Program.**

Palm Beach County has traditionally undertaken many activities under the HOME Program. The County has also put in place policies to not only undertake traditional activities, but also activities which may be undertaken with HOME funds. Among these are the First Mortgage Loan Program, the lease with option to own program, and the Individual Development Account (IDA) Program. During FY 2012-13, the County plans to implement an IDA Program, and to fund CHDO administered activities, which may be in the form of a second mortgage program. The policies for the IDA program are currently being developed and will be finalized prior to the implementation of the program in FY 2012-13. The second mortgage subsidy program is an existing program to assist first-time homebuyers. The programs provide financial assistance to very low- and low-income families to purchase their first home (that is the person must not have owned a home in the past 3 years), rehabilitate an existing home or lease with an option to buy. The homes assisted must be the families' principal place of residence. For acquisition of homeownership units, the maximum purchase price is fixed and the amount of the first mortgage dependent on the family's income (i.e. what the applicant qualifies for based on the ability to repay). Second mortgages will be provided as forgivable loans depending on the grantee

meeting 100% of the designated terms. Eligible households with income at or below 50% of the AMI may receive up to \$75,000; households with incomes between 51% and 80% of the AMI may receive up to \$65,000. The homeowner must have the financial ability to secure a first mortgage as well as to repay debt and maintain the housing unit. For properties to be acquired under the lease to own option, any property leased must be purchased within three years.

#### Eligible Properties and Property Standards

The property must be located in the Palm Beach County CDBG entitlement jurisdiction; mobile homes are excluded; sale price of the property cannot exceed 95% of the median sales price of a housing unit in the County; property is subject to NEPA and HUD's environmental requirements.

Properties involving acquisition only, new construction, and rehabilitation must meet all applicable local codes, rehabilitation standards, and zoning ordinances at the time of completion/closing. Occupied properties or those which will trigger relocation are not eligible.

#### Implementation Process

Non-profit housing providers (CHDOs) liaise with DES to implement the programs, as follows:

- Application and Prequalification of homebuyer is done by CHDOs (DES will prequalify those buyers who apply directly to DES).
- All applicants must participate in a homebuyer counseling session conducted by a HUD certified housing counseling agency.
- Homebuyers prequalified by CHDOs are referred to DES for income certification to determine eligibility to receive funding.
- Once a property is selected by the homebuyer, it is submitted to DES for an environmental review to be conducted.
- For existing homes, the CHDOs must have a home inspection performed and submit the report to DES. If the required rehabilitation work is in excess of \$5,000, a minimum of 3 bids are required. DES will perform this service for clients who it directly process.
- DES and the CHDOs will conduct a post rehabilitation/construction of the property.

#### **c) Palm Beach County CDBG Economic Development Program**

The Department of Economic Sustainability (DES) will set aside \$539,376 of its FY 2012 -2013 CDBG allocation to fund eligible economic development activities, which serve a National Objective and provide public benefit to residents of the Palm Beach County CDBG Program Jurisdiction. The specific activities/locations will be identified during the course of the program year, and added to the Action Plan via an amendment in accordance with the Citizen Participation Plan. Specific activities and additional policies will be approved by the Board of County Commissioners if deemed necessary by DES, or if required by the Citizen Participation Plan.

On a year-round-basis, DES will entertain applications from entities legally organized to do business within the State of Florida to undertake, or DES may directly undertake, Special Economic Development Activities and Microenterprise Assistance, including:

- Acquisition, rehabilitation, or construction of commercial or industrial facilities or infrastructure performed by the County, or public or private non-profit subrecipients, per 570.203(a).
- Assistance to private for-profit businesses, including but not limited to grants, loans, float loans, and loan guarantees, per 570.203(b).
- Economic development services connected with CDBG activities eligible under 570.203, including but not limited to: outreach efforts to market available forms of assistance; screening of applicants; reviewing and underwriting applications for assistance; preparation of all necessary agreements; management of assisted activities; and screening, referral, and placement of applicants for employment opportunities generated by CDBG-eligible economic development activities, per 570.203(c).
- Assistance directly, or through subrecipients, to bona-fide microenterprises including grants, loans, loan guarantees, other forms of financial support, technical assistance, and other forms of general support, per 570.201(o).

All CDBG-funded economic development activities will meet a National Objective, as applicable to the type of activity, and including:

- Area Benefit Activities: For those activities which provide a benefit to all residents of a service area that is primarily residential in character and at least 51% L/M income, per 570.208(a)(1), or for activities undertaken to create or retain jobs in a HUD-approved area revitalization strategy pursuant to 91.215(e), per 570.208(d)(5)(i).
- Limited Clientele Activities: for Microenterprise Assistance activities carried out in accordance with the provisions of 570.201(o) with respect to those owners and persons developing microenterprises who are L/M income persons, per 570.208(a)(2)(iii); and for activities designed to promote job training and placement and/or other employment support services, per 570.208(a)(2)(iv).
- Job Creation or Retention Activities: for activities designed to create or retain permanent jobs where at least 51% of such jobs computed on a full-time equivalent basis employ L/M income persons. No less than one (1) such full time equivalent job must be created for each \$35,000 of CDBG assistance provided. Jobs must be created within one (1) year of completion of the activity, and must be maintained for no less than three (3) years.

All economic development activities will be subject to a financial assessment per HUD requirements at 570.209(a).

Economic development activities which are located within Palm Beach County, but outside of the County's CDBG Program Jurisdiction, (i.e, within the entitlement municipalities of West Palm Beach, Boynton Beach, Delray Beach, Boca Raton, Jupiter, and Wellington) must provide a benefit to residents of the County's CDBG Program jurisdiction in that at least 51% of jobs created/retained must be held by residents of the Jurisdiction, or in the case of Area Benefit activities, that at least 51% of the L/M service area of the activity is within the Jurisdiction.

#### **d) Section 108 Loan Program**

On May 17, 2011, the Board of County Commissioners amended the criteria for the Palm Beach County Section 108 Loan Program. The Mission of the Palm Beach County Section 108 Loan Program is to enable existing businesses and appropriate community-based agencies to conceive and implement business ventures that will create jobs, revitalize communities and enhance the overall quality of life for all Palm Beach County residents.

The objectives of the Program are to:

- Provide subordinated financing to eligible borrowers to fill a financing gap beyond the amount of private participation and equity investment that can be raised.
- Provide long term, fixed or variable rate financing at interest rates lower than conventional financing.
- Provide a means for revitalizing disadvantaged areas.
- Create sources of new jobs.

The Palm Beach County DES is responsible for the implementation of this program. The Section 108 Loan Funds (see table below) were committed from HUD for loan guarantee assistance under the Section 108 Loan Guarantee Program which are provided as fixed or floating rate loans. Projects must yield public benefits and meet one of HUD's National Objectives - creating new full time equivalent jobs. The loan amount will be determined by the number of new jobs to be created.

In FY 2012-2013, an estimated seven (7) business projects will be assisted with \$2.5M in Section 108 loans, \$844,730 in Brownfield Economic Development Initiative (BEDI) Grants and leverage \$5.8M in private/other funds for the total project costs of \$13M, creating a total of 71 full time equivalent jobs.

The below table identifies funds received from HUD for loan guarantee assistance under the Section 108 Loan Program and includes the Brownfields Economic Development Initiative (BEDI) Grant as a match to the Section 108 loans for targeted areas.

Date 108 Loan Funds Committed Awarded	Section 108 Loans	Jobs to be Created (1 FTE job /\$35,000)	Date BEDI Funds Awarded	BEDI Funds	Targeted Area
9/26/2002 (renewed 1/09)	\$15,000,000	429	N/A	N/A	Countywide
12/2007	\$2,600,000	74	6/2008	\$1,200,000	Avenue A, Belle Glade
12/2008	\$2,824,000	81	8/2009	\$1,058,971	Downtown Pahokee
9/2010	\$10,000,000	286	N/A	N/A	Countywide
<b>Total</b>	<b>\$30,424,000</b>	<b>870</b>		<b>\$2,258,971</b>	

The approved program criteria are summarized below:

### **Program Requirements**

The Palm Beach County Section 108 Loan Program will follow the HUD and the Small Business Administration (SBA) guidelines for eligibility and underwriting criteria. Each activity assisted with a Section 108 Loan must meet one of the CDBG Program National Objectives. Fifty-one percent (51%) of new jobs created under the program must be offered to Palm Beach County residents. The Program will be advertised through a Notice of Funding Available each fiscal year. A Loan Review Committee (LRC) comprised of representatives from the County's Department of Economic Sustainability (DES) and Office of Financial Management & Budget

will review all Section 108 loan applications presented by the Loan Administrator and make the recommendation to approve or disapprove the loan application. The Board of County Commissioners (BCC) is the only authority that can waive or approve an exception to any of the Palm Beach County Section 108 Loan Program Criteria.

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## **Program Criteria Overview**

### **i. Eligible Applicants**

- Private, for-profit businesses that have been engaged in industrial, retail or distribution activities for at least two (2) years and are able to demonstrate sufficient profitability. An applicant must be a sole proprietorship, an incorporated business, a partnership or any other legally organized business registered with the State of Florida.
- Non-profit economic development organizations with projects involving the renovation/construction of commercial/industrial buildings (Note: working capital is not available to non-profits.)
- Municipalities, Community Redevelopment Agencies (CRA), and Downtown Development Authorities (DDA). However, the local Entitlement Communities of the cities of Boca Raton, Boynton Beach, Delray Beach and West Palm Beach must provide 100% match for projects located within their municipal boundaries. Eligible sources of matching funds may be in the form of a loan, grant, property donation (land, buildings, and easements, at a value derived by Palm Beach County Property Appraiser's assessed value) or a match that is deemed appropriate by PBC when the project requires less than or up to \$1 million of Section 108 match, meets all of the Program criteria and does not require an exception to any of the criterion of the Section 108 Loan Program, DES will request approval from the LRC and the approval of the County Administrator or his designee, and submit a formal request directly to HUD.

### **ii. Loan Amount and Required Owner's Equity**

- The maximum loan amount for any given project is forty percent (40%) of the total project cost or up to \$1,000,000, whichever is lower. The maximum job-cost ratio for the project is \$35,000 per full-time equivalent job to be created.
- Projects that require under \$1,000,000 of financing will require the LRC approval and HUD approval.
- Projects that require over \$1,000,000 of financing will require the pre-approval of the underwriting by HUD, the approval of the LRC, the approval of the BCC, and the formal approval by HUD.
- The applicant must commit a minimum of ten percent (10%) of the total project cost. The applicant will be required to provide proof of equity availability.
- Applicants that are eligible to receive a Section 108 Loan in combination with a HUD's Business Economic Development Incentive (BEDI) Grant are not required to commit owner's equity. However, the applicant may choose to commit equity to the project.
- The recommended levels of participation for the project funding are: 50% from a senior lender (bank, SBA, or independent institutional lender), 40% from the PBC Section 108 Loan Program and 10% from owner's equity.

### **iii. Rate**

The Palm Beach County rate will be 100 basis points (1%) above the rate that HUD uses on the interim or permanent financing periods. During the interim financing, HUD uses the three-month London Inter Bank Offered Rate (LIBOR), adjusted monthly, plus 20 basis points (0.2%) or any other basis points amount HUD chooses to apply. During the

permanent financing period, HUD pledges to yields on U.S. Treasury obligations of similar maturity to the principal amount and depending on the maturity, it adds a small additional basis point spread.

iv. **Terms**

- Working Capital – Up to a maximum of ten (10) years
- Machinery and Equipment – Up to a maximum economic life of the machinery and equipment or up to a maximum of twenty (20) years, whichever is less.
- Renovation – Up to a maximum of twenty (20) years.
- Acquisition of land, buildings or new construction – Up to twenty (20) years.

v. **Eligible Uses**

- Working capital for labor and moving costs associated with the expansion or relocation of a project, inventory financing, receivable financing, training and marketing financing. Working capital will not be available to non-profit organizations. Working capital expenses will only be considered in conjunction with the total project and it will not be financed independently.
- Renovation and new construction of commercial/industrial buildings.
- Acquisition of commercial/industrial land and buildings.
- Acquisition and installation of machinery and equipment.
- Refinancing of existing debt to an independent institutional lender (as part of a new project creating new job opportunities.)
- Utility and road infrastructure improvements.
- Funds cannot be used to reimburse for costs incurred prior to Palm Beach County completing a HUD Environmental Review, except for planning costs of the project.

vi. **Job Creation** - Only those applicants proposing to create new jobs will be considered for funding under the Section 108 Loan Program.

- The job creation period begins with the issuance of a certificate of occupancy, the end of a renovation project, or when all funds are disbursed, whichever is first.
- The time frame to create the new jobs will be from one (1) to five (5) years. If DES considers that additional time is necessary, it will request the approval from the BCC.
- Where required, borrowers shall enter into a “First Source Agreement” with the local workforce organization for the hiring of employees, for the purpose of assuring that a best faith effort will be made to hire 51% of the new hires from the low and moderate income labor pool.

All applications will undergo a complete financial analysis using financial ratios, appraisals, credit history and collateral evaluation. A non-refundable fee of \$1,000 is payable at the time an application is submitted. The applicant will pay 3% of the total Section 108 loan amount due at the time of closing and is responsible for all other fees, including bank/SBA/independent institutional lender fees, appraisal and environmental fees, legal fees from outside firms and the Palm Beach County Attorney’s Office, and any other fee.

Section 108 funded projects are required to comply with federal, state and local statutes, regulations and requirements, including but not limited to the Davis-Bacon Act, Workers

Compensation, Section 3 of the Housing and Community Development Act, and insurance requirements; Environment Review and Procurement unless exempt; and Section 108 funded activities that result in the displacement of persons or businesses will trigger the Uniform Relocation Act compliance requirements.

vii. **Proposed Projects for FY 2012-2013**

Under the Palm Beach County Community Development Business Loan Program, administered by the Palm Beach County Department of Economic Sustainability (DES) formerly EDO, borrowers can obtain financial assistance through the HUD-funded Section 108 Loan Guarantee Program, Brownfields Economic Development Initiative (BEDI) Grant Program and the U.S. Dept. of Energy-funded Energy Loan Fund. These programs are designed assist in business development, energy efficiency and conservations improvements and to create job opportunities for low- to moderate-income individuals. Under the Section 108 Loan Program, borrowers which apply for gap financing up to 40% (up to \$1,000,000) of the total project cost (whichever is lower). Projects requiring over \$1,000,000 must be approved by the Board of County Commissioners. For FY 2012-2013, DES is proposing to process seven (7) projects with a total investment of approximately \$13.2 million. The following table identifies the proposed businesses and the amount of investment in the venture:

**Community Development Business Loan Program  
Proposed Projects**

Projects	Sec. 108 Loan	BEDI Grant	Energy Loan	Private Investment	Total Investment
Southern Angel Invest.- Pahokee	\$1,204,000	\$444,730	0	\$4,058,470	\$5,707,200
Louise Snead Day Care - Pahokee	\$200,000	0	0	\$298,304	\$498,304
Old City Hall - Belle Glade	\$1,109,000	\$400,000	\$99,000	\$962,000	\$2,570,000
Bush Canvas - Riviera Beach	\$53,000	0	0	\$500,000	\$553,000
Boat Manufacturing - Belle Glade	TBD	TBD	TBD	TBD	\$3,000,000
GUS Retail - Belle Glade	TBD	TBD	TBD	TBD	\$500,000
Private Practice - Dr. Valencia Belle Glade	TBD	TBD	TBD	TBD	\$400,000
<b>TOTAL</b>	<b>\$2,566,000</b>	<b>\$844,730</b>	<b>\$99,000</b>	<b>\$5,818,774</b>	<b>\$13,228,504</b>

**e) Environmental Requirements**

As a recipient of U.S. Department of Housing and Urban Development (HUD) grants, Palm Beach County (PBC) is authorized to assume the responsibilities for environmental review, decision-making, and actions that would otherwise apply to HUD under the National Environmental Policy Act (NEPA) and other provisions of laws that further the purpose of NEPA, as specified in 24 CFR 58.5 and 58.6.

In instances, where it is not feasible because of the nature of the project to identify at the front-

end the exact location of the activities at the time funding is approved, HUD recommended the use of a strategy to ensure that such activities were appropriately reviewed under the environmental regulations. HUD developed guidelines concerning an environmental monitoring strategy for activities with unspecified sites during 1989. Such guidelines were later incorporated into the regulations as tiering under Section 58.15.

HUD regulations state that tiering is appropriate when there is a requirement to evaluate a policy or proposal in the early stages of development or when site-specific analysis or mitigation is not currently feasible and a more narrow or focused analysis is better done at a later date. To this end, PBC has developed the Countywide Environmental Monitoring Strategy for Activities with Unspecified Sites.

The Environmental Review procedures, as set forth in 24 CFR Part 58, apply to all activities and projects funded by HUD under Title I, Section 17, Title IV and Title II, as listed in 24 CFR 58.1(b). For this purpose, Palm Beach County maintains a written record of the environmental review undertaken under the above-mentioned part for each project.

To comply with HUD's environmental requirements for activities with unspecified sites, the Environmental Monitoring Strategy will be followed. This Strategy covers activities with unspecified sites that could be funded under the Community Development Block Grant Program, Neighborhood Stabilization Program, HOME Investment Partnerships Program, Emergency Solutions Program or any other program as listed in 24 CFR 58.1(b).

The following projects under the CDBG Program have been so far identified for the period 2010-2015:

1. City of Belle Glade Project Area: This is a multi-year project, to be implemented over a five-year period as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next five year period for this project includes infrastructure installation or improvements, construction or improvements of public facilities (buildings) and parks, removal of architectural barriers, acquisition and rehabilitation of structures or land, and demolition of structures. All activities will be carried out within the City of Belle Glade project area.
2. City of Greenacres Project Area: This is a multi-year project, to be implemented over a five-year period as described in the County's Five-Year Consolidated Plan (FY 2010-15). The estimated range of activities to be undertaken within the next five years for this project include infrastructure installation or improvements; construction or improvements of public facilities and parks; removal of architectural barriers; acquisition of structures or land; and demolition of structures. All activities will be carried out within the municipal boundaries of the City of Greenacres Project Area.
3. Town of Jupiter Project Area: This is a multi-year project, to be implemented over a five-year period as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next five years for this project includes infrastructure installation or improvements, construction or improvements of public facilities (buildings) and parks, removal of architectural barriers, acquisition of structures or land, and demolition of structures. All activities will be carried out within the Town of Jupiter project area.

4. City of Lake Worth Project Area: This is a multi-year project, to be implemented over a five-year period as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next five years for this project includes infrastructure installation or improvements, construction or improvements of public facilities (buildings) and parks, removal of architectural barriers, acquisition of structures or land, and demolition of structures. All activities will be carried out within the City of Lake Worth Project Area.
5. City of Pahokee Project Area:  
This is a multi-year project, to be implemented over a five-year period as described in the County's Five-Year Consolidated Plan (FY 2010-15). The estimated range of activities to be undertaken within the next five years for this project include infrastructure installation or improvements; construction or improvements of public facilities and parks; removal of architectural barriers; acquisition of structures or land; and demolition of structures. All activities will be carried out within the municipal boundaries of the City of Pahokee Project Area.
6. City of Riviera Beach Project Area: This is a multi-year project, to be implemented over a five-year period as described in the County's Five-Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next five years includes infrastructure installation or improvements; construction or improvements of public facilities and parks; removal of architectural barriers; acquisition of structures or land; demolition of structures; and public services. All activities will be carried out within the municipal boundaries of the City of Riviera Beach, Florida.
7. City of South Bay Project Area: This is a multi-year project, to be implemented over a five-year period as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next five years for this project includes infrastructure installation or improvements; construction or improvements of public facilities (buildings) and parks; removal of architectural barriers; acquisition and rehabilitation of structures or land; and demolition of structures. All activities will be carried out within the project area.
8. Westgate/Belvedere Homes CRA Project Area: This is a multi-year project to be implemented in a five-year period as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next five years for this project includes infrastructure installation or improvements, construction or rehabilitation of housing, demolition of existing structures, construction or improvements of public facilities, removal of architectural barriers, and acquisition of structures or land. All activities will be carried out within the Westgate/Belvedere Homes CRA project area.
9. Countywide Housing Related Activities: This is a multi-year project to be implemented in a five-year period, as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next five years for this project includes the rehabilitation of single- and multi-family residential structures, rehabilitation or demolition and/or replacement of single- and multi-family residential structures. All activities will be carried out within the Palm Beach County CDBG Program jurisdiction.

10. Countywide Property Acquisition: This is a multi-year project, to be implemented over a five-year period as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next five years for this project includes the acquisition of improved or unimproved real property for new construction of single and multi-family residential units, capital improvements, and public facilities; acquisition of existing single and multi-family residential units; and the acquisition of non-residential structures for conversion to residential units.
11. Countywide Public Facilities: This is a multi-year project to be implemented in a five-year period, as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next years for this project includes the construction of public facilities; rehabilitation of public facilities; land acquisition for public facilities; and acquisition of existing structures for the development of public facilities.
12. Countywide Infrastructure: This is a multi-year project to be implemented in a five-year period, as described in the County's Five Year Consolidated Plan (FY 2010-2015). The estimated range of activities to be undertaken within the next years for this project includes the development, construction replacement or rehabilitation of public improvements including, but not limited to, streets, drainage, stormwater management, water and sewer, and landscaping.

The following projects under the Neighborhood Stabilization Program 1 (NSP1) have been so far identified for the period 2010-2015:

1. First and Second Mortgage Program: The proposed 26<sup>th</sup> Amendment to the FY 2007-08 Action Plan entailed the expansion in the areas of greatest need to include 2 zip codes (33401 and 33407). The expansion of the County's designated areas of greatest need, to include other areas of need within Palm Beach County, will expedite the expenditure of funds for PBC 1<sup>st</sup> and 2<sup>nd</sup> mortgage program under the NSP-1 program.

The following projects under the Neighborhood Stabilization Program 2 (NSP2) have been so far identified for the period 2010-2015:

1. Residential Redevelopment Program: Palm Beach County will provide financial assistance to non-profit agencies, municipalities and public agencies to acquire and rehabilitate (if necessary) abandoned and foreclosed properties within the County's Urban Redevelopment Area (URA). The URA is generally bounded by Community Drive to the North; the Lake Worth Drainage District L-14 canal to the south; I-95 to the east; and Jog Road to the west at its farthest point, excluding that portion lying within the municipal boundaries of West Palm Beach, FL. The assisted entities will then either resell, rent, or redevelop the housing units for the purpose of providing affordable housing to low and moderate income households.
2. Neighborhood Rental Redevelopment Loan Program: Palm Beach County will provide financial assistance to private developer entities to redevelop permanent rental housing within the County's Urban Redevelopment Area (URA), through the construction of new rental units on vacant property, demolition of existing vacant buildings and the construction of new rental units, or the rehabilitation of existing vacant residential units,

including the acquisition of the aforementioned properties. The URA is generally bounded by Community Drive to the North; the Lake Worth Drainage District L-14 canal to the south; I-95 to the east; and Jog Road to the west at its farthest point, excluding that portion lying within the municipal boundaries of West Palm Beach, FL.

3. First and Second Mortgage Loan Program: Palm Beach County will provide first and second mortgage assistance to eligible low and moderate income households in order to acquire and rehabilitate (if necessary) abandoned and foreclosed residential properties located in the County's Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is generally bounded by Community Drive to the North; the Lake Worth Drainage District L-14 canal to the south; I-95 to the east; and Jog Road to the west at its farthest point, excluding that portion lying within the municipal boundaries of West Palm Beach, Florida. The GRTA encompasses the Cities of Belle Glade, Pahokee, Canal Point, and South Bay. It is bounded approximately by Lake Okeechobee to the west, G2 Canal Road to the south, and Ammons Road to the North.

The following projects under the Neighborhood Stabilization Program 3 (NSP3) have been so far identified for the period 2010-2015:

1. First and Second Mortgage Program:

This is a multi-year functionally tiered project to be implemented over a three year period. The project consists of activities which include direct homeownership assistance in the form of first and/or second mortgages to income eligible homebuyers for acquisition and rehabilitation of vacant, abandoned and foreclosed residential properties (single family and multi-family). The activity will be carried out in the PBC CDBG Jurisdiction in six (6) identified target areas that meet the HUD foreclosure score requirement of the NSP-3 Program as follows:

- I. Target Area A - Palm Beach Gardens: approximately bounded by Firetree Road and Dagwood Road to the north, Northlake Boulevard to the south, Prosperity Farms Road to the east, and Alternate A1A and Gardens East Drive to the west;
- II. Target Area B - Village of Wellington: approximately bounded by Timber Pine Trail and Old County Road North to the north, Lake Wellington and Canal C-14 to the south, Canal C-14 to the east, and Lake Wellington and Forest Hill Boulevard to the west;
- III. Target Area C - Western Lantana/Lake Worth Area: approximately bounded by 6<sup>th</sup> Avenue South to the north, Lantana Road to the south, I-95 to the east, and Lake Osborne Drive to the west;
- IV. Target Area D - West Delray Beach: approximately bounded by Adams Road and West Atlantic Avenue to the north, Cleveland Road and Lowson Boulevard to the south, Glenwood Drive to the east, and Jackson Road and Military Trail to the west;
- V. Target Area F - West Palm Beach - Coleman Park/Pleasant City: approximately bounded by 25<sup>th</sup> Street and Northwood Drive to the north, Palm Beach Lakes Boulevard and 14<sup>th</sup> Street to the south, Dixie Highway to the east, and Windsor Avenue to the west;
- VI. Target Area G - Westgate/Belvedere Homes: approximately bounded by Okeechobee Boulevard to the north, Oswego Avenue to the south, North Congress Avenue to the east, and Quail Drive to the west.

2. Palm Beach County Housing Authority Acquisition and Rehabilitation:  
Palm Beach County Housing Authority, acting as the subrecipient, will acquire and/or rehabilitate foreclosed properties as affordable rental housing for eligible NSP-3 beneficiaries. The activity will be carried out in Target Area E (Glades Region of Palm Beach County). This area is generally bounded by Larimore Road to the north, the southern boundaries of the City of South Bay and Main Street/SR80 to the south, the eastern boundaries of the City of Pahokee and 441/SR80 to the east, and the Herbert Hoover Dike to the west.
3. Pahokee Housing Authority Rental Redevelopment:  
Pahokee Housing Authority, acting as the subrecipient, will redevelop vacant properties as affordable rental housing and construct new rental units on existing properties for eligible NSP-3 beneficiaries. The activity will be carried out in the City of Pahokee. The City area is generally bounded on the north, south and east by unincorporated Palm Beach County and on the west by Lake Okeechobee.

## **Environmental Review Strategy**

The Florida State Clearinghouse (SCH) primary function is to serve as the single review point by the State for federal assistance applications. This means that by submitting the Action Plan (AP) and AP amendments to the Clearinghouse, all identified activities are reviewed by the appropriate state and regional agencies.

The Clearinghouse House reviews selected federal assistance applications for compatibility with Presidential Executive Order (EO) 12372 and Governor's EO 95-359 and pursuant to Section 403.061, F.S. It also reviews projects under the National Environmental Policy Act (NEPA), the Federal Coastal Management Act, and the National Historic Preservation Act. Upon completion of the Clearinghouse review, a clearance letter is issued.

Under the Florida Coastal Management Program (FCMP), projects or applications involving new construction or potential environmental impacts are reviewed for federal consistency.

The FCMP state agencies provide comments and recommendations to the Clearinghouse, and the Department of Environmental Protection makes the state's final consistency determination. The 11 regional planning councils (RPCs) and participating local governments may also provide the Clearinghouse with comments relating to consistency with local plans. Comments and recommendations regarding federal consistency are then passed along to the applicant in the state clearance letter issued by the Clearinghouse.

The Countywide Environmental Monitoring Strategy presupposes that all projects and activities have been submitted to the Florida Clearinghouse and Regional Planning Council.

### Procedures

As mentioned in the Introduction, the Strategy is based on HUD's concept of tiering set forth at 24 CFR 58.15, which states that this approach can be used for meeting environmental review requirements in areas designated for special focus in the Consolidated Plan. The environmental reviews and assessments may be tiered in order to eliminate repetitive discussion of the same issues at subsequent levels of review. Tiering is recommended to address those circumstances

where there is a requirement to evaluate a policy or proposal in the early stages of development or when site-specific analysis or mitigation is not currently feasible and a more narrow or focused analysis is better done at a later date.

The County's Strategy will consist of combining the concept of tiering and project aggregation to ensure that activities are reviewed in the aggregate and that those activities for which a specific site has not been identified, will undergo a proper environmental review at the time of site identification. All activities will be aggregated geographically, functionally or a combination of both into projects, per 24 CFR 58.32(b). In addition, the concept of multi-year project aggregation (24 CFR 58.32) will be utilized, since DES's planning and program development provides for some activities to be implemented over two or more years. Activities will be aggregated so that DES can analyze, for each individual project environmental review, the separate and combined impacts of activities that are similar, connected and closely related, or that are dependent upon other activities and actions. This will also allow for the prescription of mitigation measures and safeguards, as well as the analysis of alternatives. The method by which the Strategy will be implemented is described below.

The following steps will be followed to implement the Strategy. These steps have been developed to ensure that tiering is adequately implemented and activities with unspecified sites are properly reviewed for compliance with all applicable environmental laws and regulations. The steps should be taken when preparing the ER for projects and activities.

### Projects

- Step 1: All activities will be aggregated, either geographically or functionally, into projects. All projects will be identified and described in detailed, as part of the preparation of the environmental review record. For multi-year projects, all potential activities need to be identified. The estimated range of the aggregated activities and the estimated cost of the total project, regardless of source of funds, must be listed and described. The Consolidated Plan and DES's Study To Identify Planning Areas are used to assist in the identification of activities and project areas.
- Step 2: Determine if the multi-year project aggregation is applicable.
- Step 3: Determine the level of review required for the aggregated project. For example, a project which consists of functionally aggregated activities that are categorically excluded subject to 58.5 will require the preparation of the Statutory Checklist from the Environmental Assessment (EA), rather than the entire EA form.
- Step 4: Prepare a broader environmental review, using HUD's guidelines and forms for each aggregated project.
- Step 5: Prepare a FONSI, where applicable, and RROF for the broader review. The FONSI, with respect to the broader assessment, will include a summary of the assessment and identify the significant issues to be considered in the site specific review.
- Step 6: For multi-year projects, implement 24 CFR 58.47 (Reevaluation of Environmental Assessments and Other Environmental Findings). The County must re-evaluate its environmental findings, when:
- The County proposes substantial changes in the nature, magnitude, or extent of the project, including adding new activities not anticipated in the original scope of the project; or

- There are new circumstances and environmental conditions which may affect the project or have a bearing on its impact, such as concealed or unexpected conditions discovered during the implementation of the project or activity which is proposed to be continued; or
- The recipient proposes the selection of an alternative not in the original finding.

### Activities

- Step 1: Determine the level of review required for each activity.
- Step 2: Use the appropriate HUD form for Exempt and Categorical Excluded activities.
- Step 3: Conduct a full assessment for activities that are neither Categorical Excluded nor Exempt.

The Countywide Environmental Monitoring Strategy Checklist was developed to ensure compliance with 24 CFR Part 58. Compliance with environmental requirements will be accomplished before funds for the activity are expended. If preparation of the ER Monitoring Checklist determines the original environmental findings are no longer valid, then a separate EA must be performed for that particular activity.

The Monitoring Strategy Checklist will be prepared as activities and sites are identified.

Preparation of the ER Monitoring Strategy Checklist is required under the following circumstances:

- Activities that are neither Categorical Excluded nor Exempt that are part of an aggregated project. Sections I and II of the Checklist must be prepared for activities that require a full Environmental Review.
- Categorical Excluded Activities Subject to 58.5. If the activity is part of an aggregated project, Part I of the Checklist must be prepared.

Preparation of the ER Monitoring Strategy Checklist is optional under the following circumstances:

- Categorical Excluded Activities Not Subject to 58.5, should the reviewer determine that a more in depth review is preferable.
- New activities which are not part of an aggregated project. Preparation of the Monitoring Strategy Checklist will assist the reviewer in completing all or parts of the EA.

## **Section I of the Strategy Checklist**

### Historic Properties

Section 106 of the National Historic Preservation Act of 1966 mandates that agencies with jurisdiction over federally-assisted activities afford the National Advisory Council on Historic Preservation (NACHP) and the State Historic Preservation Office (SHPO) an opportunity to comment on the activity's impact on historic properties.

For activities involving rehabilitation and demolition, location maps and photographs of the structure in question will be sent to the SHPO, in order to determine their historical importance. This will apply only to structures that are 50 years and older.

Any activity determined to have an effect will be submitted to the NACHP for their review. Activities involving rehabilitation must conform to the applicable standards before the activity can proceed.

If the activity involves disturbing the soil of a vacant parcel of land, a description of the activity with a location map will be sent to the SHPO to determine if the site has potential to contain archeological remains.

### Floodplain Management

24 CFR Part 55 implements the requirements of Executive Order 11988 and covers the proposed acquisition, construction, improvement, disposition, financing and use of properties located in a floodplain. Part 55 does not prohibit approval of such actions (except for certain actions in high hazard areas), but provides a consistent means for implementing HUD's interpretation of the executive order.

DES will review the appropriate Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) or the Palm Beach County Geographic Information System (GIS) to determine flood zone designation for each activity.

The following table summarizes the applicability of undertaking of the 8 Step Process under EO 11988. Full description and definitions of the information contained in the table can be found in 24 CFR Part 55.

**Part 55.20 Subpart C—Procedures for Making Determinations on Floodplain Management**

Table to Assist in the Applicability Determination of the 8 Step Process under EO 11988

Type of Proposed Action	Type of Proposed Location			
	Floodway:	Coastal High Hazard Area:	100-yr Floodplain:	Area Between 100 & 500-year Floodplain:
<p><b>Critical Actions:</b>                      (activities for which even a slight chance of flooding would be too great). Activities that create, maintain or extend the useful life of structures or facilities that produce, use or store highly volatile, flammable, explosive, toxic or water-reactive materials; provide essential or irreplaceable records or utility or emergency services; are likely to contain occupants of limited mobility such as hospitals, nursing homes, convalescent homes, intermediate care facilities, board and care facilities, and retirement service centers</p>	Critical Actions Not Allowed	Critical Actions Not Allowed	Allowed if the 8 step process is undertaken.	Allowed if the 8 step process is undertaken
<p><b>Non-critical Actions Not Excluded in 55.12:</b>                      (such as minor improvements to 1-4 family properties, exempt activities</p>	Allowed if the proposed action is a functionally dependent use and the 8 step process is undertaken	Allowed only if the proposed action is designed for location in the CHHA or is a functionally dependent use; and the 8 step process is undertaken	Allowed if the 8 step process is undertaken.	Any non-critical action is allowed without processing under Part 55.

**All activities involving acquisition, construction or improvements of properties, including minor improvements to 1- to 4-family properties located in Flood Zones A, or V, will require Flood insurance as a condition to funding.**

### Wetlands Protection

DES will review the appropriate National Wetlands Inventory Maps to determine if the activities are located in a wetland area or close to any wetland area. Executive Order 11990 requires all federal agencies to refrain from supporting construction in wetlands wherever there is a practicable alternative. DES will follow the 8 step process to determine if there is an alternative to funding the activity in the wetland. If there is no alternative to funding the site in the wetland, mitigating measures will be developed to minimize the effect.

### Coastal Zone Management

The Coastal Zone Management Act of 1972, as amended, requires that all federal grant activities which directly affect the zone be consistent with approved State Coastal Zone Management Plans. Therefore, once all the projects and activities are submitted to the Clearinghouse via submission of the Action Plan and submission of amendments to the Action Plan, automatically such projects and activities are reviewed for federal consistency under the Coastal Zone Management Act.

### Water Quality - Aquifers

The Biscayne Aquifer has been designated as a sole source aquifer. The aquifer extends from the Dade and Broward counties to the southeastern portion of PBC.

DES will review and determine whether the activity has the potential to contaminate the aquifer. As necessary, DES will request a determination from EPA. An EPA determination may be needed for: activities which require an Environmental Impact Statement (EIS); all activities requiring on-site sewage treatment; all activities involving storage or handling of hazardous or toxic materials; any new construction that has the potential to contaminate the aquifer; and all activities for which the impacts to the Aquifer is uncertain.

### Endangered Species

Under the procedures mandated in the Endangered Species Act of 1973, as amended, DES must determine whether assisted activities are likely to affect endangered or threatened species or critical habitats, as listed periodically. Any activity which might jeopardize continued assistance of endangered or threatened species or result in destruction or modification of critical habitat will trigger the Endangered Species Act. Particular attention should be given to activities located in or near vacant land with a potential to impact critical habitats; or activities with a potential to impact game fish habitats or spawning grounds. As applicable, DES will submit a description of the activity with a map to PBC Environmental Resources Management (ERM) and/or the Florida Fish and Wildlife Conservation Commission, for their review.

### Wild and Scenic Rivers

Only activities located within the extreme northern portion of the County will be reviewed for this item, if applicable, as the only wild and scenic river in PBC is the Loxahatchee River found in the Jupiter area. If the activity affects the Loxahatchee River, DES will comply with requirements as set forth by the National Center for Recreation and Conservation of the National Parks Service's website.

### Air Quality

HUD has determined that most activities will not meet the thresholds that trigger the Clean Air Act for new traffic generation. All activities will be reviewed to determine if they will trigger the Clean Air Act. DES has determined that some construction activities might have a minor

temporary impact on the surrounding air quality. For these activities, DES will require best management practices to minimize the impact. For activities involving renovation of residential properties of more than four (4) units, an asbestos survey will be required. For activities involving demolition, an asbestos survey will be required. Additionally, it will be determined if the proposed activity is in a location which is in violation of ambient air quality standard.

### Farmlands Protection

For any activity which encourages the conversion of prime, unique, State/locally important farmlands, DES will comply with the Farmland Protection Policy Act of 1981 by contacting the U.S. Department of Agriculture and complying with the guidelines, as well as State and County guidelines.

### Manmade Hazards

- *Noise*

In compliance with HUD regulations in 24 CFR Part 51, Subpart B, for all noise-sensitive new activities located within 3,000 feet of a railroad, within 1,000 of a "traffic street" (10,000 ADT) and within 15 miles of an airport, a Noise Assessment will be prepared using the HUD Site DNL Calculator to determine noise levels. Using the Noise Guidebook (Attachment 7, pages 1-8, including Fig.3 pg. 2), the acceptability category will be selected: Clearly Acceptable, Normally Acceptable, Normally Unacceptable, and Clearly Unacceptable. Depending on the nature of the activity, DES will determine if noise mitigation measures can be incorporated.

For housing rehabilitation activities, if any structure is located within 3,000 feet of a railroad, within 1,000 of a "traffic street" (10,000+ ADT) and within 15 miles of an airport, DES will use HUD charts (Attachment 7, fig.3 pg. 2) to determine noise levels. Depending on the extent and nature of the proposed rehabilitation, DES will determine if preparation of a Noise Assessment is required, and if mitigation measures can be incorporated.

All sites for which environmental or community noise exposure exceed the day night average sound level (DNL) of 65 decibels (dB) are considered high noise areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51.

For modernization projects located in Unacceptable noise zones, DES will strongly encourage conversion of noise-exposed sites to land uses compatible with the high noise levels. For substantial rehabilitation projects in the Normally Unacceptable and Clearly Unacceptable noise zones, DES will actively seek to incorporate noise attenuation features, given the extent of rehabilitation being undertaken.

- *Airport Runway Clear Zones, Clear Zones, and Accident Potential Zones*

In compliance with HUD regulations in 24 CFR Part 51 Subpart D, most activities located within part of the Runway Clear Zones (civil airports) and Clear Zones (military airfields), will not be eligible to receive financial assistance, with some exceptions. If the proposed activity located in the listed zones is one which will not be frequently used or occupied by people, DES will contact the airport operator manager or the FAA District office to determine the existence of any plans to

purchase the land involved with the activity.

For activities located in the listed zones involving only the sale, purchase, or rental of an existing property without significantly prolonging the physical or economic life of the property, DES will notify, in writing, the buyer/renter of the activity location, its implications, and the possibility the airport operator may acquire such property at a later date. In addition, DES will require the buyer/renter to sign a statement notice acknowledging receipt of this information.

- *Thermal/Explosive*

In compliance with HUD regulations in 24 CFR Part 51 Subpart C, location of activities in relation to explosive and flammable hazards must be examined on a case-by-case basis. If research proves the existence of any above ground storage tanks (ASTs) of more than 100 gallons within 1 mile of the site that contain explosive or flammable liquids, DES will determine if the proposed activity involves the development, construction, rehabilitation, modernization or conversion intended for residential, institutional, recreational, commercial or industrial use. With the exception of activities involving rehabilitation/modernization which do not increase the number of individuals subjected to potential hazards, DES will calculate the acceptable separation distance (ASD) using HUD's Guidebook "Siting of HUD-Assisted Projects Near Hazardous Facilities" or the HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool.

DES will comply with HUD existing standards as set forth in the above-cited regulations. The purpose of such standards is to minimize the possible loss of life and property damage and loss from such hazards. These standards do not apply to gasoline stations with underground tanks nor does it apply to on site fuel storage for use by the activity such as an oil tank for a multi-family unit.

- *Toxic Sites*

To be in compliance with Part 58.5(i)(2), DES must ensure that all properties that are being proposed for use in DES's HUD funded programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.

The environmental review of multifamily housing with five or more dwelling units (including leasing), or non residential property, must include the evaluation of previous uses of the site or other evidence of contamination on or near the site, to ensure that the occupants of proposed sites are not adversely affected by any of the hazards listed above.

Particular attention should be given to any proposed site on or in the general proximity of such areas as dumps, landfills, industrial sites, or other locations that contain or may have contained hazardous wastes.

Depending on the nature of the project, DES will determine if any of the following Federal and State government record systems list the property or any property within the circumference of the area noted below:

- i. National Priorities List ..... within 1.0 mile
- ii. Cerclis List ..... within 0.5 mile
- iii. RCRA TSD Facilities ..... within 0.5 mile
- iv. Petroleum Cleanup Sites ..... within 0.5 mile
- v. Registered Storage Tanks ..... within 0.5 mile
- vi. Registered Facilities with multiple sites ..... within 0.5 mile
- vii. Solid Wastes Sites ..... within 0.5 mile

When necessary, DES will coordinate with PBC FD&O Department for a Phase I Environmental Site Assessment (ESA) to be prepared, by an environmental consultant under annual contract, in accordance with the standard practices and limitations as set forth in ASTM (American Society for Testing and Materials) E 1527-05.

Environmental Justice

DES will ensure that activities selected do not have a disproportionate high and adverse affect in areas with concentration of minorities and low-income persons. To this end, DES will determine if the proposed activity will create or aggravate an existing adverse environmental impact in neighborhoods with concentration of minorities and low-income persons.

If disproportionately high and adverse effects exist, DES will develop mitigation measures and prepare alternatives, including the "no action" alternative.

Flood Insurance

If the activity involves acquisition, construction or substantial improvements, including minor improvements to 1- to 4-family properties, and the activity is in Flood Zones A, or V), flood insurance is mandatory and proof of insurance will be placed in the project file.

Coastal Barriers

DES will determine if the proposed activity is located in a coastal barrier. For activities located in the coastal barrier, DES will comply with the Coastal Barrier Resources Act, as amended. Federal funds cannot be used for development in a coastal barrier island.

Water Quality

DES will examine the activity to determine the effect of the activity upon groundwater supplies and surface water. Any activity involving disposal or placement of dredged or fill material in navigable waters will trigger the Clean Water Act of 1977, as amended; and all permits must be secured before the finding is issued.

This review will include but not be limited to, the availability of water supply and wastewater systems, the use of septic systems, contributions to urban runoff, and drainage.

Solid Waste Disposal

The Resource Conservation and Recovery Act (RCRA) of 1976, as amended, established three primary goals: 1) protection of human health and the environment; 2) reduction of waste and conservation of energy and natural resources; and 3) reduction or elimination of the generation of hazardous waste as expeditiously as possible. The Act provides guidelines for establishing a nationwide solid and hazardous waste management program. EPA is directed to administer and enforce all provision of the Act, and create the Office of Solid Waste. EPA is also charged with

providing assistance in the development and implementation of state solid waste management plans. In addition, states may receive authorization from EPA to implement a hazardous waste program, and the Storage Tank program. In this case the state program will operate in lieu of the federal program.

The Waste Management Section of the Florida Department of Environmental Protection is responsible for implementing Florida's Solid Waste Program which includes coordination with the district offices pertaining to permitting, compliance and enforcement activities.

The Solid Waste Authority of Palm Beach County is a special district created by the Florida Legislature by Chapter 74-564, Special Acts of Florida, 1974, as amended. The purpose of the Authority is to provide a coordinated countywide program for the management and control of hazardous waste and/or solid waste processing and disposal in cooperation with the federal, state, and local agencies responsible for the prevention, control, or abatement of air, water and land pollution, and to otherwise provide for the safe and sanitary processing and disposal of solid waste in the district over which the Authority exercises jurisdiction. The PBC Solid Waste Act applies to the incorporated and unincorporated areas of the county.

Proposed activities will be required to be in compliance with the countywide solid waste program.

#### Fish and Wildlife

DES will consult with the appropriate local, state agency, and/or the Fish and Wildlife Service of the Department of Interior, if the proposed activity has the potential to: a) disrupt, alter or remove existing wildlife habitats; b) create special hazards for animal life; c) threaten animal species listed by either state or Federal agencies as rare or endangered; d) damage fish habitats or spawning grounds; e) create conditions favorable to the proliferation of pest species; and f) require excessive grading that will alter the groundwater levels and thus cause the slow death of tree and ground cover, which in turn destroys animal habitats.

#### Wellfield Protection Ordinance

DES will consult with the Palm Beach County Department of Environmental Resources Management to determine the location of the proposed activity in relation to the "zones of influence" as identified in the Wellfield Protection Ordinance. DES will comply with the standards set by the Ordinance.

## **Section II of the ER Strategy Checklist**

### **Conformance with Comprehensive Plans and Zoning; Compatibility and Urban Impact**

Through the use of aerial photographs and, if necessary, site visits, DES will determine the current use of the site. In addition, through research of relevant documents, DES will determine the zoning designation and future land use of the site. Activities to be funded must be in compliance with the County or Municipal Comprehensive Plans and Zoning Codes.

Each activity will be evaluated in terms of its compatibility with surrounding land uses and its impact in the surrounding area. A more detailed analysis will be provided to those activities involving new construction.

### **Slope, Erosion, and Soil Suitability**

Due to the elevation, orientation, and topography of Palm Beach County, DES has determined that none of the activities will take place in areas with steep slopes. Any potential erosion arising from activities involving land clearance and construction will be addressed through the incorporation of best management practices.

Where applicable, activities will be analyzed to determine soil suitability for the proposed use. If the analysis determines that unsatisfactory soil conditions exist, appropriate mitigation measures must be addressed prior to carrying out the proposed activity.

### **Hazards and Nuisances, Including Site Safety**

DES will determine if the proposed activity is subject to site hazards, including but not limited to inadequate street lighting, lack of access for emergency vehicles, hazardous waste dumps, uncontrolled access to lakes and canals, and facilities handling chemicals and/or petrochemicals of an explosive or fire-prone nature. DES will also determine if the activity is subject to: a) traffic circulation conflicts or other road-related unsafe patterns; b) natural hazards such as floods, hurricanes and tornadoes; and c) nuisances from odors, vibrations, unsightly areas and air pollution.

The proposed activity will be reviewed to determine if it will contribute to create or aggravate existing hazards and nuisances. DES will determine if any identified problems and hazards are being addressed in local plans or regulated by local codes.

### **Energy Consumption**

If applicable, activities will incorporate energy-saving measures such as insulation, window design and placement, lighting, heating and cooling, and hot water systems. DES will ensure that energy-saving techniques are incorporated, where applicable, in activities. In addition, DES will determine if the community energy supplies are adequate to accommodate the energy consumption of the activity, and if the location of the activity maximizes opportunities for energy efficiency.

### **Noise: Effects of Ambient Noise on Activity and Contribution to Community Noise Levels**

Using the procedure as established in Section I, DES will determine if the activity will be exposed to noise levels which exceed HUD's standards and guidelines; if so, the mitigation measures proposed for the activity will be identified. Additionally, DES will determine if the activity will contribute excessive noise either temporarily or permanently to the community noise

levels. If contribution is established, either mitigation measures or best management practices will be required to undertake the activity.

Air Quality: Effects of Ambient Air Quality on Activity and Contribution to Community Pollution Levels

Where applicable, DES will contact the appropriate State or County Department to determine the air quality in the activity area. DES will establish Palm Beach County's status, with respect to any registered air quality violations. Depending on the nature of the activity, DES will determine if the surrounding air quality will negatively impact the proposed activity, and if it will exacerbate air quality problems in the area. For activities involving renovation of residential properties of more than four (4) units, an asbestos survey will be required. For activities involving demolition, an asbestos survey will be required.

Visual Quality: Coherence, Diversity, Compatible Use and Scale

Where applicable, DES will ensure that the proposed activity will not adversely affect the aesthetic image of the surrounding area, and that its proposed design be integrated with the area in which it is located.

Historic, Cultural, and Archaeological Resources

For activities involving rehabilitation and demolition, location maps and photographs of the structure in question will be sent to the SHPO in order to determine their historical importance. This will apply only to structures that are 50 years old or older.

Any activity determined to have an effect will be submitted to the National Advisory Council for Historic Preservation (NACHP) for review. Activities involving rehabilitation must conform to the applicable standards before the County can proceed.

If the activity involves disturbing the soil, a description of the activity with a location map will be sent to the SHPO to determine if the site has the potential to contain archeological resources.

Demographic/Community Character Changes

DES will ensure that the proposed activity will not adversely impact or substantially change the income, racial, ethnic, or age distribution of the neighborhood or community, or the institutions serving those population groups and will attempt to promote a sense of community between residents of the area. In addition, DES will ensure that the proposed activity will not result in the isolation of a particular neighborhood or population group.

Displacement

DES has adopted a Plan to Minimize Displacement. DES will comply with this Plan and ensure that proposed activities will not destroy or relocate existing jobs, facilities, services, or business enterprises, or create or attract any of the same so as to indirectly result in the immigration or emigration of individuals and families.

Where applicable, DES will comply with the Uniform Relocation Act, and funds will be set aside to pay for relocation expenses.

Employment and Income Patterns

DES will determine if the proposed activity will significantly increase or decrease employment

opportunities or create conditions favorable or unfavorable to commercial, industrial, or institutional operation or development. DES will seek to expand economic opportunities for low- and moderate-income persons.

#### Educational Facilities, Commercial Facilities, Health Care and Social Services

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, DES will examine the adequacy and accessibility of educational facilities, commercial facilities, health care services, and social services to the residents of the area. For educational facilities, the focus will be on adequate capacity in the schools and safe access. For commercial facilities, the focus will be to determine if the facilities are adequate and if they offer convenient access. For health care services, the focus will be to determine if the services are within a reasonable proximity to the proposed activity and if their capacity is adequate to accommodate the activity. DES will undertake the research of these services or, where available, rely on the site plan reviews undertaken by either the County or the municipality where the activity will be located.

#### Solid Waste, Wastewater, Storm Water, and Water Supply

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, DES will examine the adequacy in terms of capacity and costs, and accessibility in terms of proximity and availability of solid waste, waste water, storm water, and water supply services. DES will undertake the research of these services or, where available, rely on the site plan reviews undertaken by either the County or the municipality where the activity will be located.

#### Public Safety: Police, Fire, and Emergency Medical

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, DES will examine the adequacy in terms of availability and response time, and accessibility of police, fire and emergency medical services. DES will undertake the research of these services or, where available, rely on the site plan reviews undertaken by either the County or the municipality where the activity will be located.

#### Open Space, Recreation, and Cultural Facilities

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, DES will examine the adequacy in terms of capacity and costs, and accessibility in terms of proximity and availability of open space, recreation and cultural facilities. DES will undertake the research of these services or, where available, rely on the site plan reviews undertaken by either the County or the municipality where the activity will be located.

#### Transportation

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the listed services, DES will examine the adequacy, timeliness, availability, accessibility and safety of transportation facilities and services, including but not limited to public transportation, sidewalks, roadways and off-street parking facilities. DES will undertake the research of these services or, where available, rely on the site plan reviews undertaken by either the County or the municipality where the activity will be located.

### Water Resources and Surface Water

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the surrounding environment, DES will examine the activity to determine the effect of the activity upon groundwater supplies and surface water. This review will include but not be limited to the availability of water supply and waste water systems, the use of septic systems, contributions to urban runoff, and drainage.

### Floodplains

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the surrounding environment, DES will examine the activity to determine the effect of the activity upon floodplains and the location of the activity with respect to floodplains.

DES will discourage construction activities within areas having special flood hazards. Where floodplains cannot be avoided, the activity must be designed or modified so as to minimize the potential adverse impacts affecting floodplains, restore and preserve the natural and beneficial values served by floodplains, and to use measures which mitigate or reduce the risk of flood loss. Mitigation must achieve protection of life or property and of the natural and beneficial values of the floodplain.

### Wetlands and Coastal Zone

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the surrounding environment, DES will examine the activity to determine if the activity has the potential to affect or be affected by wetlands and coastal zones. DES will request a consistency determination from the Florida Coastal Zone Management Program.

Where the use of the wetlands cannot be avoided, the activity must be designed or modified so as to minimize the potential harm to wetlands which may result from such use, preserve and enhance the natural and beneficial values served by wetlands, and mitigate risk to public safety and health.

### Unique Natural Features, Agricultural Lands, Vegetation and Wildlife

For activities involving new housing construction, rehabilitation of vacant residential multi-family structures or any activity which may have an impact on the surrounding environment, DES will examine the activity to determine: a) if the activity has the potential to adversely impact unique natural features on or near the site; b) be located on or directly adjacent to land that is categorized as prime, unique or of State or local importance; and c) if the activity will disrupt or alter existing habitats.

Where the activity impact cannot be avoided, DES will incorporate mitigation measures and/or modify the activity to avoid or minimize the impact. DES will require that all proposed activities be in compliance with zoning codes.

#### **APPENDIX IV – PALM BEACH COUNTY TECHNICAL ASSISTANCE NEEDS**

Due to turnover of staff, especially those with knowledge of the Integrated Disbursement and Information System (IDIS), and due to impending changes to the Consolidated Planning process, (that is preparation of the Consolidated Plan, Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER)), Palm Beach County has identified the need for training related to IDIS as one factor that would enhance the County's implementation of Consolidated Plan programs (i.e., CDBG, ESG, and HOME Programs).

During the past two year period, the Strategic Planning, Business and Housing Investment (BHI) and Fiscal Administration and Loan Servicing (FALS) Sections of the County's Department of Economic Sustainability (DES) lost at least six (6) persons with the access and expertise needed to be involved with various components of IDIS. Additionally, beginning with Fiscal Year 2013-2014, DES will be required to submitted its Annual Action Plan through the new eCon Planning Suite, which involves the transmission of information and documentation via IDIS. Consequently, specific beginner and advanced training in IDIS is needed in the following areas:

- FALS – funding of new projects and activities; drawdowns of activities
- BHI – set up and close out of projects and activities under the HOME Program
- Strategic Planning – set up and close out of projects and activities under CDBG and ESG; submission of Action Plan and CAPER under eCon Planning Suite

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**APPENDIX V: SUMMARY OF ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING  
Fiscal Years 2010-2015**

**Executive Summary**

JURISDICTIONAL BACKGROUND DATA

Demographic Data

The following was extracted from the 2010 U.S. Census and in cases where data was not available from the latest census, the American Community Survey (ACS) from 2006-2008 was utilized.

- The population of Palm Beach County is 1,320,134.
- Persons age 65 and over comprised 21.6% of Palm Beach County population.
- 49% of new residents in the County come from the Northeastern United States; 21.6% of County residents were born outside the U.S.
- The White population in the County increased from 70.5% in 2000 to 73.5% of the total population in 2010, the Black population increased from 13.4% in 2000 to 17.3% in 2010 of the total population; and the Hispanic population increased from 12.4% in 2000 to 19% in 2010 (this percentage includes other Hispanic races which may be counted in previous categories) of the total population.

The following was extracted from the Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing, University of Florida, 2004.

- Persons with disabilities accounted for 24.2% of the total population in the County. Elderly persons (62 and older) make up the largest group of individuals with disabilities totaling 102,140 (70.9%), followed by 105,180 persons age 25-61 and 18,110 (20.0%) persons age 15-24 (16.1%)
- 163,380 households in the County include a person age 15 or older with a disability or 34.4% of total households (474,295). Elderly-headed households (age 62 and older) make up 78,930 or 48.3% and 84,450 or 51.7% are headed by individuals age 15-61.
- Areas with the highest concentrations of minority households are the Glades, Riviera Beach, West Palm Beach, Boynton Beach and Delray Beach.

Income Data

- The median household income in Palm Beach County, as reported by the U.S. Census Bureau, increased from \$46,015 in 2003 to \$63,300 in 2009, representing an increase of \$17,285 (37.5%).

- Areas with the highest concentrations of low income households are the Glades, Riviera Beach, West Palm Beach, Boynton Beach and Delray Beach. These low income areas tend to encapsulate the areas of ethnic minority concentrations.

### Employment Data

Between 2000 and 2010, the total number of persons in the labor force increased from 510,379 to 620,716 workers (ACS). Unemployment rose from 4.8% in 2000 to 11.2% in July 2011, representing a 6.9 percentage point increase (U.S. Bureau of Labor Statistics).

### Housing Profile

- The median sale price of a used home in Palm Beach County was \$227,000 in April, 2010, representing a decrease of 45.7% since December, 2005 (\$418,310). This decrease in price was a reflection of a housing crisis which has affected the nation over the past two years, but especially Florida and Palm Beach County in particular.
- Of the total of 382,316 households, 294,904 (77.1%) are owners, and 87,412 (22.9%) are renters. White households comprise the overwhelming majority of all households at 71.1%, with Black households the second-largest group at 9.6%.
- The homeownership rate for households including persons with disabilities (PWD) age 15 or older is 131,616 (37.8% of the 348,609 total owned households) and the rental rate is 31,263 (25.1% of 124,490 rental units).
- In 2009, foreclosure filings reached a five year high of 30,870 according to RealtyTrac. This represents a significant increase of 1012.5% from 2005 with 3,049 foreclosure filings recorded by the County Clerk's office. Palm Beach County has the third highest number of foreclosures in the state of Florida.

## **EVALUATION OF JURISDICTION'S CURRENT FAIR HOUSING LEGAL STATUS**

### Fair Housing Legislation and Agencies

The Office of Equal Opportunity and Legal Aid Society of Palm Beach County are the two primary agencies responsible for investigating and resolving complaints of discrimination in housing, public accommodations and employment in the County on the basis of race, sex, color, religion, national origin, disability, sexual orientation, familial status, marital status, age or and gender identity or expression, in accordance with Palm Beach County Ordinance.

### Fair Housing Center of the Greater Palm Beaches, Inc.

Fair Housing Center is a member of the National Fair Housing Alliance and carries out testing, enforcement, education, predatory lending prevention, outreach and counseling programs to ensure equal and affordable housing opportunities for all people. The Fair Housing Center serves as a Fair Housing Initiatives Program (FHIP).

### Summary of Fair Housing Complaints

The most common issues reported by the Office of Equal Opportunity and the Legal Aid Society during the period FY 2004-2005 to FY 2008-2009, were reports of housing discrimination based upon

disability at 42.9% and 35.8% respectively. Race /Color ranked second with both agencies at 22.1% and 20.8%, respectively. The next most common complaint categories were Familial Status, followed by National Origin, for both agencies.

## **IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE- ASSESSMENT OF FACTORS**

### Zoning and Site Selection

Palm Beach County does not designate specific areas for locating affordable or workforce housing. The Workforce Housing Program and the Affordable Housing Program contains a sector analysis process where the existing concentration of very low and low income households is evaluated in order to determine the amount of density bonus. This is done to be consistent with a State Statute requirement (Ch.163.3177(f)1.g, F.S.) to “avoid the concentration of affordable housing units only in specific areas of the jurisdiction.”

### PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Housing Choices for Certificate and Voucher Holders

- The Palm Beach County Housing Authority Section 8 Housing Choice Voucher (HCV) program waiting list has not been opened since 2002 and is not currently accepting Section 8 applications at this time. Funds totaling \$18,418,671 has been allocated by HUD toward 9,001 housing vouchers for FY 2010-2011.
- As of 2010, the Palm Beach County Housing Authority owns 495 Public Housing units from Lantana to South Bay in a series of complexes.

### Sale of Subsidized Housing and Possible Displacement

Palm Beach County Department of Housing and Community Development and the Community Land Trust of Palm Beach County of Palm Beach County provides homebuyer subsidy to eligible low and moderate income homebuyers through various programs. The subsidy serves to lower the cost of the homes to these households by offering forgivable second mortgages, discounted first mortgages, and price discounts on properties as well as reducing housing costs.

### Property Tax Policies

- The property tax in Florida is constitutionally a local tax, administered, levied, and collected by local officials. The Florida Constitution establishes the County Tax Collectors as independent government agencies. They are Constitutional Officers and collect property taxes for every local government agency that has the power to levy taxes. Property taxes are directly related to the value of the homes.
- Notable exemptions to property taxes are: \$25,000 Homestead Exemption for a property with an assessed value up to \$50,000; Additional Homestead Exemption: Beginning at \$50,000 and continuing through an assessed value of \$75,000, the new additional benefit will increase with the increase in the property’s value. A property with an assessed value of \$75,000 or more will receive the full \$50,000 exemption amount; Portability: Residential property owners with a qualified Homestead Exemption can transfer all or a significant portion of their "Save Our Homes" benefit to their new property. Portability allows you to transfer up to \$500,000 of your

property's actual 3% assessment cap to your new property anywhere in Florida; Senior Citizen Exemption: Certain seniors who are 65 or older may be eligible for up to an additional \$50,000 exemption on their property's assessed value; \$5,000 Disabled Veterans Exemption with a service-connected disability of 10% or more; Combat-disabled Senior Veterans over the age of 65 with a qualified Homestead Exemption may be eligible for an ad valorem tax discount; \$500 Widow/Widower Exemption: A widow or widower who is a legal and permanent resident of Florida qualifies for this exemption; \$500 Disability Exemption for persons who are permanently disabled; and Total Exemption for civilian quadriplegics and honorably discharged veterans who are 100% disabled.

- Discounts for property tax payments are allowed as follows: 4% in November, 3% in December, 2% in January, and 1% in February. Taxes and non-ad valorem assessments become delinquent April 1, at which time 3% interest and advertising costs are added.
- The current millage rate is 3.7811 (FY 2009)
- Property tax on a Community Land Trust of Palm Beach County (CLT) home is based on the purchase price by the buyer and does not include the net of any subsidies by CLT.

#### Building Codes (Accessibility)

Federal Fair Housing Act: In 1988, Congress passed the Fair Housing Amendments Act of 1988 (the Act), which requires that most newly constructed multifamily dwellings occupied after March 13, 1991 be designed and constructed to include certain features of accessible design. In new multifamily housing, 100% of the units in a building with an elevator must be accessible. If a building with four or more units has no elevator and was ready for first occupancy after March 13, 1991, these standards apply to ground floor units.

#### Lending Policies and Practices

Data provided under the Home Mortgage Disclosure Act for 2008 showed that in Palm Beach County, American Indian/Alaskan Natives had the lowest percentage of origination (25.5%) and the highest percentage of loan denials (45.1%) for conventional mortgage loans. Blacks followed with the second lowest percentage of origination (33.4%) along with the second highest percentage of loan denials (37.7%). Whites (White/Minority) had the highest percentage of loan origination (57.8%) and Others had the lowest percentage of loan denials (20.1%). The income category with the highest percentage of origination was 120%+ of MSA Median (53.6%) while the income category with the highest percentage of loan denials was <50% of MSA Median (37.6%).

#### Fair Housing Enforcement

The Palm Beach County Fair Housing Ordinance states that it is to be the policy of the Board of County Commissioners in the exercise of its police power for the public safety, public health, and general welfare to assure, within constitutional limitations, equal opportunity to all persons to live in available housing facilities regardless of race, sex, color, religion, national origin, disability, familial status, sexual orientation, age, marital status, or gender identity or expression, and, to that end, to prohibit discrimination in housing by any person. The County's Ordinance has been deemed by HUD to be substantially equivalent to the Federal Ordinance.

### Informational Programs

The Office of Equal Opportunity, the Legal Aid Society of Palm Beach County and the Urban League of Palm Beach County provide one or more of the following informational programs and activities throughout the year: Anti-Predatory and Fair Lending education and support seminars, Presentations targeting school children, attorneys, realtors, builders, community association boards and property managers regarding what fair housing is and their rights and obligations as provided by fair housing laws, Foreclosure Prevention Clinics and counseling, housing counseling concerning affordable housing opportunities, Fair housing outreach programs, Fair Housing, counseling services to persons who lodge housing discrimination complaints, and a Disability Accessibility Awareness program geared to assist County government, countywide organizations and public facilities maintain compliance with the Americans with Disabilities Act.

### Visitability in Housing

Visitability concepts adds some accessibility features to single-family detached housing or townhomes where Fair House Act requirements *do not apply* and makes houses relatively easy to adapt in the future. They allow current residents to remain in their homes as they age, rather than being forced to move as more features become necessary to maintain independence.

## **ASSESSMENT OF CURRENT PUBLIC AND PRIVATE FAIR HOUSING PROGRAMS AND ACTIVITIES IN PALM BEACH COUNTY.**

The Office of Equal Opportunity and the Legal Aid Society of Palm Beach County and the Fair Housing Center for the Greater Palm Beaches are the primary agencies whose programs were examined to analyze the fair housing programs and activities currently being undertaken in the County.

Among the programs and activities provided throughout the year by either one or both of the agencies are Foreclosure Prevention Clinics, Anti-Predatory and Fair Lending education and support seminars, Housing counseling concerning affordable housing opportunities, Fair Housing workshops, Fair Housing outreach programs, providing enforcement or counseling services to persons who lodge housing discrimination complaints and Disability Accessibility Awareness program geared to assist County government, countywide organizations and public facilities maintain compliance with the Americans with Disabilities Act.

Between fiscal years 2004 to 2009, over 700 complaints were filed with both agencies. The prevailing basis for discrimination was disability with 292 complaints (39.4%) followed by race with 159 complaints (21.5%).

## **CONCLUSIONS AND RECOMMENDATIONS**

This Report groups the major issues affecting Fair Housing Choices in palm Beach County into 3 main categories, namely: Issues Related to Disability and Other Bases for Discrimination; Issues Related to Zoning, Land Use and Other Public Policies; and Issues Relating to Mortgage and Credit.

### **A. Issues Related to Zoning, Land Use and Other Public Policies**

County policy related to zoning, provision of housing choice vouchers/certificates, sale of subsidized housing, property taxes, and building codes are not impediments to fair housing choices. On the contrary they act as vehicles to promote fair housing choices. However in

implementing certain aspect of the building code one specific problem has arisen. This problem as well as the recommended solution is as follows:

Issue

Legally mandated access requirements are sometimes not included in finished construction projects.

Recommended Action

Code enforcement officials from Planning Zoning and Building should ensure that all legally mandated access requirements are included in properties before certificates of occupancy are issued.

B. Issues Related to Lending Practices (Mortgage and Credit)

Issues Related to Mortgage and Credit

The HMDA data for Palm Beach County showed that minorities, Native Americans and lower income persons are more likely to be denied loans than other racial/income groups. Additionally, the issue of mortgage and credit availability may be further impacted by the occurrences following:

- Manipulation of credit scoring methods to include discriminatory practices rather than the use of the score as originally intended to induce more objectivity and thereby to lessen discrimination.
- The use of predatory lending practices (a strategy which is not now prevalent given the crisis in the housing market and the imposition of tighter credit restrictions) especially on lower income households which makes them more likely to lose their home to foreclosure. Potential borrowers lacking a significant credit history, having a blemished credit history, or persons unfamiliar with mortgage transactions are prime targets for predatory lenders. For low-income individuals with less disposable income, higher rates will reduce their mortgage capacity and may disqualify them from receiving a loan. A disproportionately high number of persons victimized by predatory lending practices are minorities and persons with disabilities. Examples of predatory lending practices include:
  - Extensive marketing in targeted neighborhoods, which are often low-income or minority neighborhoods
  - Using mortgage broker's fees and kickbacks
  - Steering borrowers to high rate lenders, even though the borrower may qualify for a conventional loan
  - Making unaffordable loans
  - Falsified or fraudulent applications
  - High interest rates
  - High points
  - Balloon payments
  - Negative amortization
  - Padded closing costs, such as higher than market credit report fees, document preparation fees, appraisal costs, recording fees, bogus broker

- fees, and credit insurance being sold as if required
- Excessive prepayment penalties
- Flipping (successive, repeated refinancing of the loan by rolling the balance of the existing loan into a new loan).

### Recommendations Related to Mortgage and Credit

- Federal and State governments should regularly review and revise protective legislation to keep pace with the changing tactics of predatory lenders.
- OEO, Legal Aid Society and Fair Housing Center will endeavor to expose institutions which indulge in this practice and monitor compliance with fair housing access to credit and other facets of fair housing law.
- There must be oversight of the credit scoring process by appropriate authority, since credit scoring has such a significant impact on access to credit.
- Appropriate authority should bring non-bank lenders up to banking institutional standards.
- Education for the responsible use of credit is essential, including credit utilization outside of the housing market, as poor credit history can predispose a potential homebuyer to abusive credit practices. First-time home buyer education programs should be continued and encouraged to grow. Experienced homebuyers/homeowners also need education to make them aware that the equity in their home can attract solicitations from predatory lenders. The Fair Housing Center of the Greater Palm Beaches, Urban League of Palm Beach County, and the Consumer Credit Counseling Service assist in various specialties within this area.
- Administrators of public funds should require developers who receive public funds for housing development to complete fair housing training
- DES should continue to provide funding under its CDBG program for fair housing activities, such as the education and outreach activities currently provided by Legal Aid Society of Palm Beach County under a CDBG Agreement with DES. DES should also focus funding on foreclosure counseling and mitigation.

### **C. Issues Related To Disability, And Other Bases For Discrimination**

Developers of housing units for homeownership and owners/administrators of rental properties are more likely to restrict housing choices based on age (elderly), disability, national origin and familial status. Specifically as it relates to disability, the incidence of fair housing complaints related to disability remains high in Palm Beach County, accounting for 39.4% of the complaints filed with the OEO and the Legal Aid Society. The Census of 2000 reported 117,932 persons, or 20% of the County population aged 21 to 64 years to be disabled, compared to a national average of 19.2% for that age group. The population of persons with a disability reported in 2000 comprised 10.4% of the County's total population.

## Issues Related to Disability and Other Bases for Discrimination

- Persons who exhibit unusual or eccentric behaviors may actually be persons disabled with a mental illness, but may not be so recognized. Therefore their rights to protection under the law may be overlooked and reasonable accommodations are not 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 or condominium/homeowners associations.
- 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/homeowners associations with "no pet" rules.
- 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. If spots are assigned or reserved, reasonable accommodation may require negotiation with other residents for a closer spot, and may conflict with ownership rights. 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/associations 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.
- The NIMBY (Not In My Back Yard) mentality continues to challenge location of group homes and rehabilitation facilities.

## Recommendations Related to Disability and Other Bases for Discrimination

- Ensure that all members of the Fair Housing Board, appointed by the Board of County Commissioners of Palm Beach County, receive fair housing training upon appointment to the Board and receive periodic refresher training in fair housing issues.
- 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.
- 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.
- Promote ongoing fair housing training for planners, building design and construction professionals.
- When education and outreach needs are identified concerning fair housing issues, utilize the services of OEO, Fair Housing agencies and building industry professionals, as may be appropriate to educate others in Fair Housing requirements.
- DES should continue to provide funding under its CDBG program for Fair Housing activities. Individuals defending against housing discrimination often lack the financial resources to pursue their legal rights on their own, and some non-profit agencies have lost funding to provide legal assistance.
- Concentrate fair housing education efforts, including attention to disability issues, on Boards of Directors of condominium associations, homeowners associations and apartment managers/owners, since they are most often in a position to approve or provide reasonable accommodations or modifications.
- Solicit appropriate authority to require fair housing retraining as a condition for license renewal of all real estate professionals.
- Solicit Boards of Realtors to promote and ultimately to require periodic fair housing training as a condition of continuing membership.
- The OEO should endeavor to investigate allegations of fair housing discrimination within HUD's target period of 100 days after the OEO has received the allegation.